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AUGUST 4, 2026

PLANNING COMMISSION MEETING

SECURITY

The City of Springdale has been notified of scam emails targeting planning and zoning applicants nationwide. These emails may impersonate city staff and request illegitimate payments. Verify all payment instructions by contacting the city directly using official contact information (479-750-8119). Report suspicious activity to our office immediately.

Please be aware:

- ☐ The City of Springdale **does not** request payment via wire transfer.
- ☐ If you receive a suspicious message that appears to come from a city employee, **do not respond or send any money.** Instead, contact our office directly.

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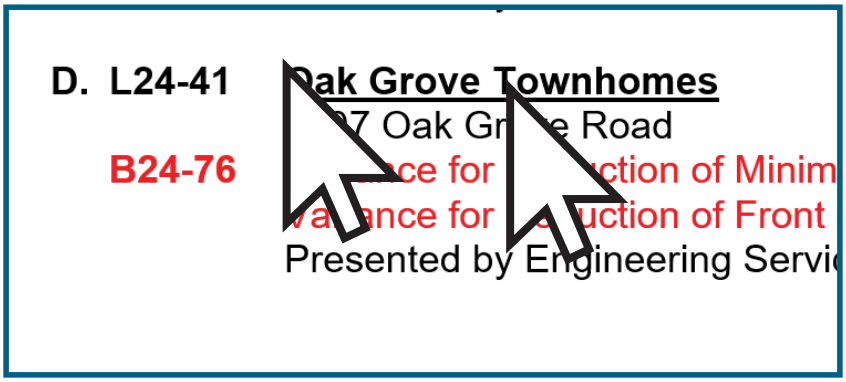
PACKET NAVIGATION



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SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
AUGUST 4, 2026
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (July 7, 2026)

V. A Resolution Adopting the 2026 Comprehensive Land Use Plan and Future Land Use Map for the City of Springdale, Arkansas; Superseding Resolution No. 151-12; and for Other Purposes

VI. Tabled Items

A. C26-14 **Vilma E. Orellana**
2007 W. Huntsville Avenue
Tandem Lot Split in a C-2
Presented by Dana Roza

B. FP26-05 **The Courtyard at Butterfield**
South of Brushwood Avenue & West of Butterfield Coach Road
Presented by Justin Jorgensen

C. FB26-10 **Wrigley, LLC & Campus Edge, LLC**
403 Wayland Drive & Parcel East of 403 Wayland Drive
From MF-12 to NR-2
RP26-09 Maple Drive Third Addition
Lots 17 & 18
Presented by Ross Kephart

D. FB26-11 **Wrigley, LLC**
504 E. Velma Avenue
From MF-12 to NC-2
Presented by Ross Kephart

E. B26-64 **Cesar Polanco**
1013 Ritter Street
Variance for Reduction of Side Setback from 8' to 5'
Presented by Cesar Polanco

VII. Public Hearing – Rezoning

A. R26-34 **Honey Properties, LLC, Cameron & Kris Honey, & Mike Acuff**
TABLED PER STAFF
4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & Parcel South of 3525 Wagon Wheel Road
From A-1 to C-2
B26-77 Variance from Paving Requirements
Variance for Reduction of Rear Setback from 20' to 8' & Reduction of Side Setbacks from 20' to 0' & 20' to 6'
Variance from Minimum Lot Size in an A-1 from 2 acres to 0.657 acres
Presented by Blew & Associates

B. R26-35 **Nets Global Holdings, LLC**
4876 N. Thompson Street
From C-2 to C-5
B26-79 Variance from Paving Requirements
Presented by Bates & Associates

C. R26-36 **Calvary Free Will Baptist Church**
1000, 910, & 908 N. Gutensohn Road
From A-1 to P-1
B26-80 Variance from Commercial Design Standards
(A) Central Features & Community Spaces
(B) Screening
W26-33 Waiver of Street Improvements on N. Gutensohn Road
Presented by Engineering Services, Inc.

VIII. Public Hearing – Conditional Use

A. C26-16 **Taqueria Rosy Toluca**
4409 S. Thompson Street
Use Unit 44 (Mobile Vending) in a C-2
Presented by Wendy E. Moke

IX. Preliminary Plats, Replats, & Final Plats

A. PP26-07 **Whispering Springs Phase I-IV, REVISED (Prev. PP23-19)**
TABLED PER STAFF
S. End of Hylton Road
Presented by Crafton Tull

B. RP26-08 Ranchwood Place Subdivision
TABLED 106 & 200 Ranchwood Drive
PER STAFF Lots 3, 4, & 5
B26-82 Variance for Reduction of Front Setback from 30' to 24'
Presented by Michael Townsend

C. RP26-09 Maple Drive Third Addition
403 Wayland Drive & Parcel East of 403 Wayland Drive
Lots 17 & 18
Presented by Ross Kephart

D. RP26-10 Commerce Subdivision, Phase II
3803 Kelley Avenue
Block 2, Lots 2 & 3
L26-14 Kinco Office, Expansion
B26-84 Variance from Commercial Design Standards
(A) Detail Features
(B) Landscaping
(C) Screening
B26-86 Variance from Minimum Fence Height from 8' to 6'
Variance for Reduction of Front Setback from 50' to 47' & Reduction of Rear Setback from 20' to 10'
Variance from Minimum Distance Between Drives from 150' to 134'
Presented by Sitewise Civil Engineering

E. RP26-11 Henson Heights Subdivision
4305 S. Turner Street
Tract 12
Presented by A4Civil, PLLC

F. FP26-03 Lex Estates
West of Robins Road & South of W. Graham Road
Presented by Swope Consulting

G. FP26-06 Spring Creek Farms, Phase III
East of Teton Trail Avenue & North of Highway 612
Presented by James & Sarah Geurtz

H. FP26-07 Chapel Grove, Phase I
Marchant Road & Kelly Road
Presented by OWN Engineering

X. Large Scale Developments

A. L26-12 **I-49 Industrial Park, Phase VI**
South of 5564 Chief Truman Brewer Street
Presented by Michael Clotfelter, Halff Associates, Inc

B. L26-13 **Lincoln Drive Warehouse**
SE Corner of Moody Avenue & Lincoln Drive, East of N. Thompson Street
B26-87 Variance from Frontage Landscaping Requirements
W26-35 Waiver from Street Improvements on N. Thompson Street, Lincoln Drive & Future Collector Street
Presented by Mary Salmonsen, Kimley-Horn & Associates, Inc.

C. L26-14 **Kinco Office, Expansion**
3803 Kelley Avenue
Presented by Sitewise Civil Engineering

D. L26-15 **La Dama Afortunada**
1210 S. Thompson Street
B26-85 Variance from Commercial Design Standards
(A) Landscaping
W26-37 Waiver from Street Improvements on S. Thompson Street
Presented by A4Civil, PLLC

XI. Public Hearing – Form-Based Code

A. FB26-12 **Ronald Katjang & Rosalie Luluj**
TABLED PER STAFF
305 Mountain View Avenue
Deviation from Paving Requirements
Presented by Ronald Katjang & Rosalie Luluj

XII. Board of Adjustment

A. B26-60 **James K. & Alison P. Bloodworth**
3405 Diana Street
Variance for Parking of Motor Vehicles in Rear Yard
Presented by Top Hat Chimney & Roofing

B. B26-73 **Clintina Floyd**
4803 Bonita Place
Variance for Reduction of Front Setback from 10’ to 5’
Presented by Clintina Floyd

C. B26-74 **Russell & Hannah Reynerson**
101 E. Henson Avenue
Variance for Increased Front Fence Height from 3' to 6'
Presented by Russell & Hannah Reynerson

D. B26-75 **Morgan Clupka & Luke Fields Jr.**
1800 Joye Street
Variance for Increased Front Fence Height 3' to 6'
Presented by Morgan Clupka & Luke Fields Jr.

E. B26-76 **Eloy & Matilde Torres Joint Revocable Trust**
3361 N. Oak Street
Variance from Minimum Frontage Requirements in an A-1 from 200' to 50.50'
Presented by Justin Reid, Bates & Associates

F. B26-77 **Honey Properties, LLC, Cameron & Kris Honey, & Mike Acuff**
TABLED PER STAFF
4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & Parcel South of 3525 Wagon Wheel Road
Variance from Paving Requirements
Variance for Reduction of Rear Setback from 20' to 8' & Reduction of Side Setbacks from 20' to 0' & 20' to 6'
Variance from Minimum Lot Size in an A-1 from 2 acres to 0.657 acres
Presented by Blew & Associates

G. B26-78 **Dean's Trail Commercial**
1515 & 1517 E. Robinson Avenue
Variance from Commercial Design Standards
(A) Screening
Presented by Bates & Associates

H. B26-79 **Nets Global Holdings, LLC**
4876 N. Thompson Street
Variance from Paving Requirements
Presented by Bates & Associates

I. B26-80 **Calvary Free Will Baptist Church, Expansion**
1000, 910, & 908 N. Gutensohn Road
Variance from Commercial Design Standards
(A) Central Features & Community Spaces
(B) Screening
Presented by Engineering Services, Inc.

J. B26-81 **M-Mile**
5469 Watkins Avenue
Variance for Reduction of Side Buffers from 7' to 5'
Presented by Bates & Associates

K. B26-82 **Michael Townsend & Joy A. Foringer**
TABLED PER STAFF
106 & 200 Ranchwood Drive
Variance for Reduction of Front Setback from 30' to 24'
Presented by Michael Townsend

L. B26-83 **Margarita Figueroa**
3434 Reynolds Avenue
Variance for Reduction of Rear Setback from 20' to 10'
Presented by James & Sarah Geurtz

M. B26-84 **Kinco Office, Expansion**
3803 Kelley Avenue
Variance from Commercial Design Standards
(A) Detail Features
(B) Landscaping
Presented by Sitewise Civil Engineering

N. B26-85 **La Dama Afortunada**
1210 S. Thompson Street
Variance from Commercial Design Standards
(A) Landscaping
Presented by A4Civil, PLLC

O. B26-86 **Kinco Office, Expansion**
3803 Kelley Avenue
Variance from Paving Requirements
Variance from Minimum Fence Height from 8' to 6'
Variance for Reduction of Front Setback from 50' to 47' & Reduction of Rear Setback from 20' to 10'
Variance from Minimum Distance Between Drives from 150' to 134'
Presented by Sitewise Civil Engineering

P. B26-87 **Lincoln Drive Warehouse**
SE Corner of Moody Avenue & Lincoln Drive, East of N. Thompson Street
Variance from Frontage Landscaping Requirements
Presented by Mary Salmonsen, Kimley-Horn & Associates, Inc.

XIII. Waivers

A. W26-33 **Calvary Free Will Baptist Church, Expansion**
1000, 910, & 908 N. Gutensohn Road
Waiver of Street Improvements on N. Gutensohn Road
Presented by Engineering Services, Inc.

B. W26-35 Lincoln Drive Warehouse
SE Corner of Moody Avenue & Lincoln Drive, East of N. Thompson Street
Waiver from Street Improvements on N. Thompson Street, Lincoln Drive & Future Collector Street
Presented by Mary Salmonsen, Kimley-Horn & Associates, Inc.

C. W26-36 ChemStation of the Ozarks
1212 ESI Drive
Waiver of Street Improvements, Public Street Light, on ESI Drive
Presented by Engineering Services, Inc.

D. W26-37 La Dama Afortunada
1210 S. Thompson Street
Waiver from Street Improvements on S. Thompson Street
Presented by A4Civil, PLLC

XIV. Other

A. L25-15 Vale at Watkins Apartments
SE Corner of Watkins Avenue & S. 64th Street & 3317 S. 64th Street
Approval Extension
Presented by Crafton Tull

XV. Planning Director's Report

XVI. Adjourn

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE 2026 COMPREHENSIVE LAND USE PLAN AND FUTURE LAND USE MAP FOR THE CITY OF SPRINGDALE, ARKANSAS; SUPERSEDING RESOLUTION NO. 151-12; AND FOR OTHER PURPOSES.

WHEREAS, Arkansas Code § 14-56-412 and § 14-56-422 authorize the Springdale Planning Commission to prepare a land use plan and establish the process for its review, certification, and adoption by the Planning Commission and City Council; and

WHEREAS, the City Council adopted the City's current Comprehensive Land Use Plan by Resolution No. 151-12 on November 6, 2012, and the City has since experienced substantial growth, development, annexation, infrastructure investment, and changes in community needs and development patterns; and

WHEREAS, the Planning Commission, with assistance from City staff, professional consultants with Garver, public agencies, community stakeholders, and members of the public, has prepared an updated Comprehensive Land Use Plan and Future Land Use Map to guide future growth, development, redevelopment, infrastructure coordination, and land-use decisions;

WHEREAS, after providing the notice required by law, the Planning Commission held a public hearing on August 4, 2026, considered the proposed plan and public comments, adopted the plan and forwarded its recommendation to the City Council;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, THAT: the above-mentioned Comprehensive Land Use Plan and Map dated July___, 2026, is hereby adopted to be used as the City's official guide for future development of the City.

PASSED AND APPROVED THIS ___ DAY OF _____, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED:

_____
Garett Harlan, City Attorney

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FUTURE LAND USE PLAN UPDATE

Land Use Categories and Goals & Policies

DRAFT JULY 30, 2026

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- WHY does the Plan need to be updated?
- HOW is it being updated?

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- High Density Residential

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- Commercial Mixed-Use
- Regional Commercial

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INTRODUCTION

WHAT IS A FUTURE LAND USE PLAN?

An official guide for future development, the Future Land Use Plan translates a vision into a long-range community roadmap for how land should be used and how the community should grow over time. It is a PLAN that serves as a resource for community members and stakeholders as well as Planning Commission, City Staff, and elected officials. It doesn't regulate development directly, but rather acts as a guide for where residences, businesses, and industry should be developed, as well as where parks, roads, and other key elements of community life should be located. This is achieved through a series of land use categories that encompass the types of uses that are appropriate in a given area. The FLU helps local leadership make informed decisions about development, infrastructure, and public investment so that growth happens in a thoughtful, coordinated way to support long-term goals.

WHY DOES THE PLAN NEED TO BE UPDATED?

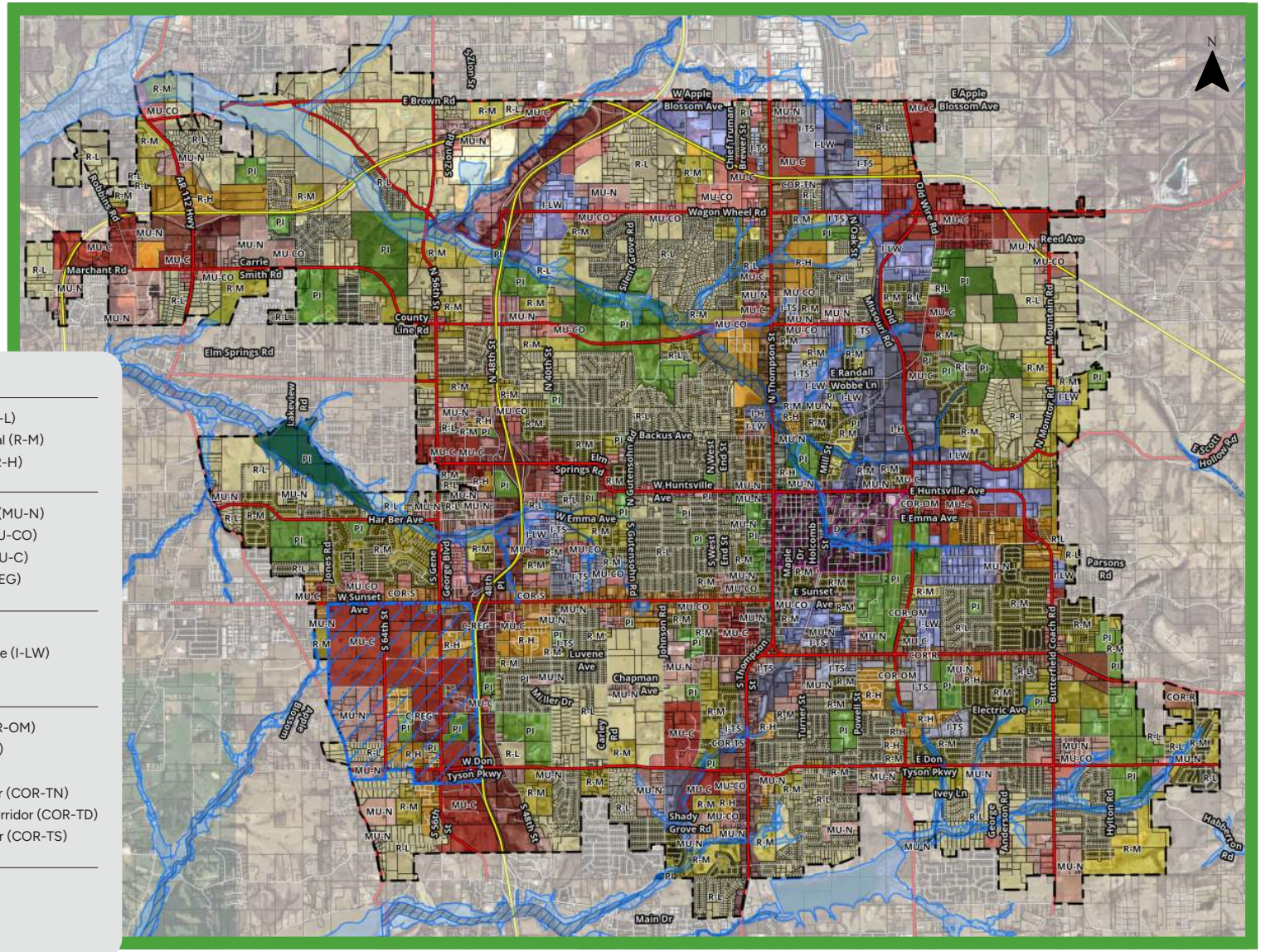
Over time, needs increase and priorities shift. These may be in the form of pressure for new or different types of housing, changes in transportation patterns, how the local economy is evolving, and ultimately new ideas for what you want Springdale to be. An update is basically revisiting the vision initially cast for our City, acknowledging current challenges and how to respond to them, and making sure the FLU still reflects our community values.

HOW IS IT BEING UPDATED?

Grounded in the City's past and focused on its future, this 2026 Land Use Plan effort is a collaborative endeavor informed by existing plans and policies, existing land uses/conditions, existing/planned infrastructure, recent investments and efforts, contextual compatibility and transitions, future needs and opportunities, as well as community and stakeholder input. This 2026 update aims to add additional land use categories with greater nuance to better reflect the character and growth of the community. It recognizes and celebrates the City's unique culture, sense of place, and economic resilience as it incrementally helps the City move forward in a thoughtful and proactive way.

FUTURE LAND USE PLAN MAP

FUTURE LAND USE PLAN MAP



LEGEND

RESIDENTIAL
- Low Density Residential (R-L)
- Medium Density Residential (R-M)
- High Density Residential (R-H)

MIXED-USE and COMMERCIAL
- Neighborhood Mixed-Use (MU-N)
- Community Mixed-Use (MU-CO)
- Commercial Mixed-Use (MU-C)
- Regional Commercial (C-REG)

INDUSTRY and TECHNOLOGY
- Trades and Services (I-TS)
- Light Industrial / Warehouse (I-LW)
- Heavy Industrial (I-H)

CORRIDORS
- Old Missouri Corridor (COR-OM)
- Robinson Corridor (COR-R)
- Sunset Corridor (COR-S)
- Thompson [North] Corridor (COR-TN)
- Thompson [Downtown] Corridor (COR-TD)
- Thompson [South] Corridor (COR-TS)

SPECIAL DISTRICTS
- Public / Institutional (PI)
- Downtown (D)
- Southwest Overlay District

FUTURE LAND USE CATEGORIES

RESIDENTIAL

LOW DENSITY RESIDENTIAL

(4 Dwelling Units per acre, or fewer)

Low-density residential areas act to preserve the scale and character of low-density residential neighborhoods while encouraging reinvestment through rehabilitation, infill on vacant lots, and modest density options that are compatible with surrounding development. This category seeks to limit non-residential encroachment through appropriate transitions, buffering, and design requirements. Pedestrian infrastructure with sidewalk connections, and connections to the larger trail network should be considered when new developments are proposed.

Leavenworth, KS

MEDIUM DENSITY RESIDENTIAL

(2 - 16 Dwelling Units per acre)

Medium density residential areas will have a similar character to low density residential areas; however, they feature a greater variety of housing types, smaller lots, increased small-scale non-single-family residential, and traditional apartment style housing may also be found in this district. As emphasized in higher intensity categories, walkability and connections to workplaces, commercial areas, educational facilities and recreation should be considered priority with walkability strongly encouraged.

North Little Rock, AR

RESIDENTIAL

HIGH DENSITY RESIDENTIAL

(12 Dwelling Units per acre, or more)

This category is intended to provide the largest diversity of housing options for a variety of income, household size, and lifestyle. High Density Residential uses should be located near corridors and commercial or mixed-use areas that will serve the residents in these areas. Conversely, it is envisioned that the housing in this category will support such nearby accessible businesses. Connections to workplaces, commercial areas, educational facilities, and recreation should be prioritized with walkability acting as a critical component.

Huntsville, AL

MIXED-USE & COMMERCIAL

NEIGHBORHOOD MIXED-USE

Representing the lowest intensity mixed-use land use category, Neighborhood Mixed-Use features a variety of housing types that include single family and neighborhood-scale multi-unit residential, with non-residential amenities integrated within.

This land use category is designed to cohesively address the natural mixed-use buildout that often occurs at intersections and along Collector and higher classification streets as structures transition from single family residential uses to small multifamily, office, and other light commercial uses.

Further, this category may serve as a transition between lower and higher intensity areas. Pedestrian connectivity is prioritized throughout, and non-residential uses should complement the existing residential uses, address the street, support local sense of place, and be designed in a way to support the existing neighborhood fabric.

Near key intersections the intensity will change and become more of a node of development. These areas will be slightly higher in intensity, and more attention to the transition and adjacent uses will be required to ensure compatibility.

Conway, AR

COMMUNITY MIXED-USE

This land use type supports small-scale commercial uses and small-scale multi-unit residential uses. These areas provide amenities to surrounding neighborhoods. As this land use type is often adjacent to lower intensity residential areas, pedestrian connectivity is prioritized with future development in these areas.

Similar to the Neighborhood Mixed Use category, this area is intended to help transition from higher intensity uses to less intense uses.

Little Rock, AR

MIXED-USE & COMMERCIAL

COMMERCIAL MIXED-USE

Found in several areas across the city, this land use type provides a multitude of amenities and facilitates commercial and higher density residential in a combined development, a single structure, or independently. The intent is to blend living, working, and recreational activities into a pedestrian friendly area that supports multi-modal transportation infrastructure. Trail Oriented Development is encouraged in this category and should be integrated with other development types. Development should address the street, and less desirable strip development shall be discouraged. Cross access, shared parking, and ample pedestrian connections should be required through regulations to assist with traffic flow and accessibility in these areas.

As in the Neighborhood Mixed Use Category, key intersections will increase in intensity and become more of a node of development. These areas will be slightly higher in intensity, and more attention to the transition and adjacent uses will be required to ensure compatibility. Buildings will address the street and provide an anchor for the Commercial Mixed-Use Areas. Pedestrian infrastructure and protected street crossings will be prevalent in the Commercial Mixed-Use Nodes.

Oklahoma City, OK

MIXED-USE & COMMERCIAL

REGIONAL COMMERCIAL

Typically located along regional arterials including I-49, this land use type promotes amenities and services serving the regional population as well as interstate travelers. Hospital campuses, lodging, supercenters, box store retail, vehicle dealerships, and large-scale mixed-use commercial centers are common development types. Heavy and increasing vehicular traffic is projected in these areas, but care should be taken to address pedestrian accessibility and provide multi-modal transportation options, connections to the Greenway will be critical in these areas to make sure that multimodal transportation continues to connect regional commercial services to the community.

Durham, NC

CORRIDORS

OLD MISSOURI CORRIDOR

This corridor includes large, undeveloped parcels at and south of the Huntsville Commercial node. The area between E. Huntsville Road and Don Tyson Parkway contains several large civic and institutional uses. It is anticipated that this corridor will have less intensity of use than some of the other corridors, and will support a mix of housing types with associated community mixed-use and public uses. As residential uses increase along this corridor, a commitment to multi modal transportation, pedestrian accommodations, and services is critical. Care should be taken to avoid creating a strong dependency on car-oriented housing without providing the necessary amenities. In order to achieve this balance, it is recommended that:

- Nodes are developed at Robinson and Don Tyson Parkway that support commercial mixed uses with connections for residents.
- Strong pedestrian connections are required when developments are planned and that bike/pedestrian and other appropriate multi-modal transportation infrastructure are incorporated with development.
- A majority of the parking is placed at the side or rear of developments to increase the human scale.
- Enhancements for the streetscape and safety for all users by reducing open curb / curb cuts is emphasized with development.
- Commercial structures face and address the public street.

ROBINSON CORRIDOR

A primary transportation route spanning the eastern half of the City, the Robinson Corridor is a mixed-use area serving as a critical section of US Hwy 412 and providing a diverse set of resources in a vehicle dominated environment. While the proposed 412 Bypass is anticipated to direct through-traffic and some truck traffic across the north edge of Springdale, this place type is focused on thoughtful development and re-development of properties now, in a way that supports multi-modal transportation and further strengthens economic development in the core of Springdale. Representing a prominent entry point into central Springdale from the east, site design and the architectural and overall development should be of high quality, supporting the overall fabric of the City. The corridor has a multi-faceted character that can be organized into the following sub-sections with recommendations:

- *Robinson Corridor (Thompson to 265)*: Currently characterized primarily by heavy commercial land uses and virtually devoid of sidewalks, goals include promoting larger and taller mixed-use (residential and non-residential) buildings along the street and bringing pedestrian infrastructure improvements to the corridor, to bring new and beneficial resources back to the center of the city.
- *Robinson Corridor (265 to Butterfield Coach)*: With smaller footprint businesses, general highway commercial, and mixed density residential along the edges, goals include encouraging infill development and requiring design standards that improve the corridor for all users.
- *Robinson Corridor (east of Butterfield Coach)*: On the eastern fringe of town and with higher posted vehicular speeds, goals include focusing on mixed-use node development and continuing pedestrian and multi-modal infrastructure improvements.

CORRIDORS

SUNSET CORRIDOR

Characterized primarily by highway/strip commercial with uncoordinated curb cuts and streetscapes lacking pedestrian infrastructure, the establishment of this corridor recognizes the adopted plan's vision to incrementally and thoughtfully transition this area into a more multi-modal friendly corridor that enhances the aesthetic and function of the area. This land use type supports a variety of uses to continue the long-running economic development benefits of this corridor while requiring new development to holistically support the corridor vision by:

- placing the majority of parking at the side or rear of developments;
- incorporating bike/pedestrian and other appropriate multi-modal transportation infrastructure;
- enhancing the streetscape and safety for all users by reducing open curb / curb cuts;
- building structures that front and address the public street
- designing sites to accommodate business needs while also implementing win-win improvements through site design and landscape architecture.

THOMPSON CORRIDOR (NORTH)

Spanning from East Apple Blossum Avenue to Backus Avenue/Sanders Avenue

This corridor is less developed than other sections of Thompson Street and features more open greenfield development opportunities along the road.

This land use type and corridor is a primary northern gateway into central Springdale. As discussed with the Old Missouri corridor, special attention should be given when this area develops to achieve a balance of residential, commercial, services and amenities for residents. Specifically, the following should be considered:

- Nodes should be developed at Wagon Wheel Road, Morris Avenue, and Backus Avenue, that support commercial mixed uses with connections for residents.
- Strong pedestrian connections should be provided when developments are planned, including incorporation of bike/pedestrian and other appropriate multi-modal transportation infrastructure.
- A majority of the parking should be placed at the side or rear of developments to increase the human scale.
- Enhancements for the streetscape and safety for all users by reducing open curb / curb cuts should be incorporated.
- Commercial structures should face and address the public street.

CORRIDORS

THOMPSON CORRIDOR (DOWNTOWN)

This land use type accommodates the primary north/south transportation corridor of the greater downtown area from Backus Avenue to Porter Avenue. Just as the Highway 71 road footprint has evolved significantly over the last 100 years, the streetscape and future development in this area should continue to evolve to holistically support this critical region. As a primary downtown infrastructure area, development and redevelopment in this area should advance multi-modal infrastructure and urban forms that will incrementally work toward transforming this corridor into a more pedestrian-friendly area. Some ways to help achieve this goal is to:

- Pull buildings to the street.
- The area has many small and local businesses, so the footprint and building style should encourage this type of development.
- Commercial Design standards to address the consistent street frontage that is desired to accompany the extension of downtown to this corridor.

THOMPSON CORRIDOR (SOUTH)

Spanning from Porter Ave to the City limits

This portion of the corridor is dominated by larger commercial with developments setback from the street and large parking lots located along the frontage. There are a few developing nodes, notably at the intersection of Don Tyson Parkway and South Thompson Street, and at West Robinson Avenue and South Thompson Street. Advancing additional building form and residential infill uses along this portion of the corridor could bridge the connection between Springdale and the Northwest Arkansas Region. Policies to encourage this corridor to develop should include:

- Allow appropriate infill and include a mix of uses.
- Increase the pedestrian and multimodal connections.Limit large parking lots adjacent to the street corridor, but continue to allow larger format commercial structures as well as larger multi-family residential complexes.

CORRIDORS

The images shown are examples of how corridors can develop into connected spaces while still serving the primary roles of transportation and economy.

Duluth, GA

Duluth, GA

Huntsville, AL

Huntsville, AL

Durango, CO

SPECIAL DISTRICTS

PUBLIC AND INSTITUTIONAL

Areas within the Public land use category encompass facilities and land owned or operated by public and quasi-public entities. These uses can include public schools, parks, cemeteries, public facilities, transportation areas, utility infrastructure, places of worship, and other similar uses.

Springdale, AR

DOWNTOWN

Land use guidance in this core central district defers to the adopted Downtown Springdale Master Plan and its updates and amendments.

INDUSTRY & TECHNOLOGY

Springdale has a significant industrial land use sector, anchored by both historic industries and growing modern industrial parks and facilities. The city's industrial footprint reflects its role in manufacturing, processing, distribution, and related employment within Northwest Arkansas.

TRADES AND SERVICES

These areas are intended for very light industrial uses, low impact technology industry, small scale warehousing and trades and services commercial uses that do not require high visibility, and therefore do not need frontage along highly trafficked streets. They may be placed behind other commercial areas that depend on visibility for their customer base. Some uses in this zone may have small storefronts, and this land use type also encourages maker spaces and other smaller scale creative entrepreneurs.

Springdale, AR

LIGHT INDUSTRIAL / WAREHOUSE

These areas include light industrial uses such as limited manufacturing, automotive repair, light fabrication work, technology industry, and for warehousing uses that may require a larger footprint but do not produce significant noise, odors, and do not generate significant customer traffic.

Springdale, AR

INDUSTRY & TECHNOLOGY

HEAVY INDUSTRIAL

This land use type is designed to provide areas for manufacturing and industrial activities which may give rise to substantial environmental nuisances, which are objectionable to residential or business use. Example uses and scale of facilities include poultry processing and other food-related processing/manufacturing; waste transfer and recycling facilities; industrial parks; heavy industry and manufacturing.

University Hill, IL

GOALS & POLICIES

GOALS & POLICIES

RESIDENTIAL

GOAL	POLICIES
The residential land use categories are intended to promote and protect the health, safety, convenience, and general welfare of the community while providing housing opportunities that support Springdale's continued growth. Residential development should preserve neighborhood character where appropriate, encourage reinvestment and infill, provide a variety of housing choices, and ensure that development occurs in a manner that is compatible with surrounding land uses and supported by adequate infrastructure.	1. Protect and enhance the character, stability, and long-term viability of existing residential neighborhoods while encouraging appropriate reinvestment and redevelopment. 2. Ensure an adequate supply of land designated for residential development that accommodates a range of housing types, densities, and household sizes. 3. Promote compatible transitions between residential neighborhoods and adjacent commercial, industrial, mixed-use, or higher-intensity residential development through site design, buffering, landscaping, building orientation, and other context-sensitive design techniques. 4. Encourage neighborhood design that promotes safety, connectivity, and accessibility through an interconnected street network, sidewalks, trails, and transportation options while discouraging unnecessary cut-through traffic in residential neighborhoods. 5. Support a diverse housing stock that provides opportunities for residents throughout all stages of life and varying household needs while reinforcing neighborhood compatibility. 6. Encourage residential densities that are consistent with the Future Land Use Plan and appropriate to surrounding development, available infrastructure, and public facilities. 7. Direct medium and high-density residential development toward areas with convenient access to arterial or collector streets, employment centers, commercial services, schools, parks, transit opportunities, and other community amenities. 8. Encourage quality site design in residential developments through open space, landscaping, pedestrian connectivity, and recreational amenities appropriate to the scale and intensity of development.

GOALS & POLICIES

MIXED-USE & COMMERCIAL

GOAL	POLICIES
The Mixed-Use and Commercial land use categories are intended to promote economic vitality, expand employment opportunities, and provide convenient access to goods, services, housing, and community destinations. Development should occur in locations that support orderly growth, efficient infrastructure investment, multimodal transportation, and compatibility with surrounding neighborhoods while creating attractive, connected, and resilient places.	1. Promote orderly and efficient commercial and mixed-use development that is consistent with the Future Land Use Plan and reinforces the City's long-term growth strategy. 2. Support commercial and mixed-use development that strengthens Springdale's economic base, expands employment opportunities, broadens the tax base, and serves the daily and regional needs of residents, businesses, and visitors. 3. Ensure commercial and mixed-use development is compatible with adjacent neighborhoods through appropriate transitions in land use intensity, building scale, site design, buffering, landscaping, lighting, and access management. 4. Promote higher-intensity mixed-use areas that integrate residential, commercial, office, entertainment, and civic uses in pedestrian-oriented environments with multimodal transportation, shared parking, and interconnected development patterns. 5. Direct commercial and mixed-use development to locations where adequate utilities, roadway capacity, drainage, and public services exist or can be efficiently provided. 6. Encourage coordinated, master-planned developments that utilize shared access, cross access, shared parking, and internal circulation while discouraging fragmented or isolated development patterns. 7. Encourage the adaptive reuse, redevelopment, and modernization of existing commercial areas to improve long-term economic viability and community appearance. 8. Encourage neighborhood-scale mixed-use development that complements surrounding residential areas by providing small-scale commercial, office, civic, and residential uses connected by sidewalks and designed to reinforce neighborhood character. 9. Support mixed-use centers that provide neighborhood-serving commercial uses, housing, employment, and community amenities while serving as appropriate transitions between lower- and higher-intensity development. 10. Direct large-scale commercial development to locations with regional transportation access and infrastructure capacity while encouraging coordinated site planning, multimodal access, and compatibility with adjacent land uses.

GOALS & POLICIES

CORRIDORS

GOAL	POLICIES
The Corridor land use categories are intended to support Springdale's primary commercial corridors as centers for commerce, employment, services, and transportation. These corridors should accommodate a broad range of commercial, employment, institutional, and mixed-use development while improving mobility, access management, safety, and overall corridor appearance. Development should reinforce each corridor as a functional transportation route, an economic asset, and a recognizable gateway into the community.	1. Promote commercial, employment, trade, service, institutional, hospitality, and mixed-use development that strengthens Springdale's economy, expands employment opportunities, and supports long-term investment. 2. Encourage development that creates recognizable, attractive corridor environments through quality architecture, coordinated signage, landscaping, streetscape improvements, and gateway features. 3. Preserve the mobility and carrying capacity of arterial corridors through coordinated site design, access management, and transportation improvements. 4. Improve the function and capacity of major corridors through coordinated access management, including shared driveways, cross-access, consolidated access points, and interconnected parking areas, while enhancing safe and convenient travel for motorists, pedestrians, bicyclists, transit users, and freight. 5. Support a broad range of commercial uses, including retail, offices, restaurants, hospitality, entertainment, trade services, contractor services, automotive businesses, and employment-generating uses appropriate to each corridor. 6. Encourage reinvestment and redevelopment of aging commercial properties to improve economic performance, property appearance, transportation efficiency, and long-term viability. 7. Require development that contributes to an attractive public realm by emphasizing building orientation, coordinated parking, landscaping, pedestrian amenities, and quality site planning. 8. Direct higher-intensity commercial development to corridors with adequate transportation capacity, utilities, drainage, and public services. 9. Where corridors adjoin residential neighborhoods, encourage appropriate transitions through landscaping, buffering, building design, access management, and compatible site planning.

GOALS & POLICIES

INDUSTRIAL

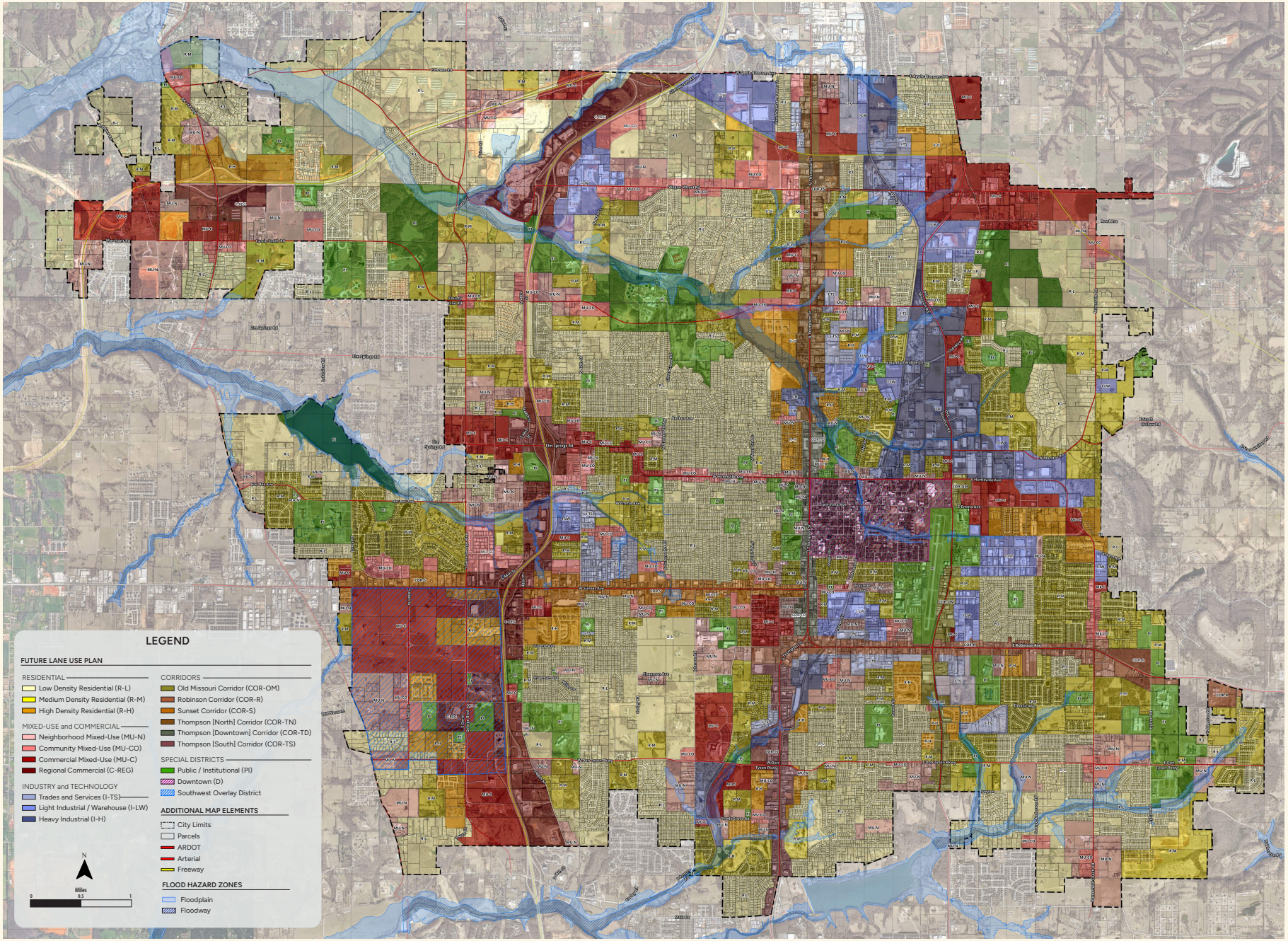
GOAL	POLICIES
The Industry and Technology land use categories are intended to support Springdale's long-term economic vitality by providing locations for manufacturing, technology, logistics, warehousing, trades, services, research, and industrial employment. Industrial development should be located where transportation infrastructure, utilities, and public services can efficiently support business operations while ensuring compatibility with adjacent land uses through appropriate site design, buffering, and transitions.	1. Promote industrial and technology development that expands employment opportunities, strengthens the City's economic base, supports business investment, and encourages long-term economic resilience. 2. Maintain an adequate supply of land designated for trades and services, light industrial, warehousing, technology, manufacturing, logistics, and heavy industrial uses to meet current and future economic needs. 3. Preserve industrial land for employment-generating uses by discouraging incompatible encroachment and maintaining appropriate transitions between industrial and non-industrial development. 4. Direct industrial development to areas served by adequate transportation facilities, utilities, rail access where available, freight corridors, and other infrastructure necessary to support industrial operations. 5. Promote site planning, buffering, landscaping, building orientation, and operational design that minimizes impacts on adjacent residential, commercial, and mixed-use development while supporting industrial productivity. 6. Encourage coordinated industrial parks, business campuses, and employment centers that efficiently utilize infrastructure, internal circulation, shared access, and compatible industrial uses. 7. Support technology industries, research and development, maker spaces, creative industries, advanced manufacturing, and entrepreneurial business environments that diversify Springdale's employment base. 8. Recognize the varying operational needs of trades, services, warehousing, manufacturing, and heavy industry by providing opportunities for a broad range of employment-generating uses appropriate to each industrial category. 9. Encourage trades, contractor services, maker spaces, small-scale warehousing, technology businesses, and flex industrial uses in locations that support business operations while minimizing impacts on surrounding development.

GOALS & POLICIES

PUBLIC LAND USE

GOAL	POLICIES
The Public land use category is intended to provide accessible, well-located public, civic, educational, recreational, cultural, religious, and utility facilities that support the health, safety, welfare, and quality of life of Springdale residents. These institutional uses should be integrated into the community in a manner that promotes accessibility, efficient public service delivery, neighborhood compatibility, and long-term community investment.	1. Provide opportunities for public and institutional facilities that serve the educational, recreational, civic, cultural, public safety, utility, and community service needs of existing and future residents. 2. Encourage public and institutional facilities to be located where they are accessible to the populations they serve through convenient roadway access, sidewalks, trails, bicycle facilities, and other multimodal transportation connections. 3. Promote the thoughtful integration of public and institutional uses into surrounding neighborhoods through compatible site design, landscaping, buffering, building orientation, and appropriate transitions. 4. Support the strategic location of police, fire, emergency services, utilities, and other essential public facilities to maximize operational efficiency, response times, and community resilience. 5. Encourage the equitable distribution of parks, trails, open spaces, and recreational facilities throughout the community to serve residents of all ages while enhancing environmental quality and neighborhood livability. 6. Support schools and educational campuses that are appropriately located, safely accessible, and integrated with surrounding neighborhoods while considering transportation, enrollment, and community needs. 7. Coordinate public and institutional development with available infrastructure, utilities, transportation networks, and long-range capital improvement planning. 8. Recognize public and institutional facilities as important civic assets that contribute to neighborhood identity, community gathering, cultural enrichment, and overall quality of life. 9. Encourage public and institutional facilities to serve as destinations within the City's multimodal transportation network by providing safe connections to adjacent neighborhoods, parks, schools, trails, transit, and other community facilities.

FUTURE LAND USE PLAN



City of Springdale
Future Land Use Plan Update DRAFT

July 30, 2026

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: August 4, 2026
Re: **C26-14 Conditional Use Request**

A request by Vilma E. Orellana for a Tandem Lot Split in a C-2 (General Commercial District).

LOCATION
The subject property is located at 2007 W. Huntsville Avenue.

TANDEM LOT
A tandem lot is a piece of property that sits directly adjacent to another lot and usually has no direct street frontage of its own, sharing an access point. Tandem lots are only allowed as conditional uses reviewed and approved by the Planning Commission. *Chapter 112, Subdivisions, § 112-10, Tandem Lots.*

EXISTING CONDITIONS & SUMMARY
The property is zoned C-2 (General Commercial District) and consists of a one-story concrete block building and a one-story brick house, both accompanied by a paved parking area. These properties were combined as part of a 2023 plat that dedicated a paved access easement through an adjacent property from W. Huntsville Avenue. Currently, the property exists as a single parcel but operates as if it were two separate sites.

The owner is seeking to revert to the conditions that existed prior to the 2023 lot combination. Tract 1A (0.24-acres) will include the residential use with its own access from W. Huntsville Avenue, while the proposed tandem lot, Tract 1B (0.36-acres), will contain the concrete block building associated with the commercial uses to the east. The property has access to sanitary sewer, but Tract 1B does not have any water facilities. Additionally, Tract 1B tapers to a width of 13 feet on the side with an existing drive.

SITE PLAN REVIEW REQUIRED: __X__ Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES
The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the planning commission and for each specific conditional use location.

UNKNOWN	The tandem lot development will not significantly reduce property values in the area. In determining whether property values will be significantly reduced, the planning commission shall consider the size of nearby lots in comparison with the proposed tandem lot or lots.
UNACCEPTABLE	Must have access to a public street or approved private street through an easement at least 25 feet wide. 25' easement required

UNKNOWN	20' of the 25' access easement must be paved with hard surface. Must be completed prior to plat signatures.
ACCEPTABLE	The tandem lot, excluding the access easement, will conform to the minimum lot width and lot area requirements of the zoning district in which it is located. Lot area calculations to determine whether a tandem lot meets minimum lot area requirements shall not include any portions of the lot having less than the required minimum width. No structure shall be placed on any portion of a tandem lot having less than the required minimum width.
UNKNOWN	The terrain of the area in which the tandem lot is proposed is such that subdivision of said area into a standard block in accordance with the city's subdivision regulations is not feasible.
UNDER REVIEW	After a tandem lot is approved, the applicant shall comply with the provisions of section 112-3(d), informal plat. Where and how are water/sewer proposed for tract 1B? *(LS26-19) informal plat is currently under staff review.*

STAFF RECOMMENDATION

An informal plat was approved in 2025 to resolve numerous long-standing nonconformities on this property, including irregular property lines, structures and paving crossing property boundaries, utility lines lacking proper easements, and other site deficiencies. That approval represented a significant collaborative effort between the property owner, Satterfield Land Surveyors, City staff, and Springdale Water Utilities to bring the property into a more orderly and compliant configuration.

The current request would effectively undo portions of that work. Staff recommends that the request not be approved at this time until the applicant demonstrates the necessity for the proposed reconfiguration and addresses outstanding questions regarding access, paving, utility easements, and the overall public benefit of revisiting the property configuration.

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Addrionna Bentley & Dana Roza	Name: Vimla Orellana
E-mail: [redacted]	E-mail: N/A
Address: 1928 Hwy 71 N. Alma AR 72921	Address: 2007 W. Huntsville Ave. Springdale, AR
Phone: 479-632-3565	Phone: N/A
Site/ Location: 2007 W. Huntsville Ave. Springdale, AR	Current Zoning: C-2
Assessor's Parcel Number(s): 815-29833-001	Use Unit Requested:
	Total Acreage: 0.60

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Application Requirements

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ The zoning classification of the intended location.
- ☐ A site plan in accordance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the conditional use request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners cerfitied by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the conditional use applies only to a portion of the land.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification should be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 6/17/2026 Project Number: C26-14

Date Accepted as Complete: 6/22/2026 Receipt Number: 5411

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☑ Representative ☐

Describe the conditional use sought and the reasons why it should be approved:

The purpose is to facilitate a tract split with one tract having access soley through an existing access easement creating the need for a tandem lot split.

Describe the effects the proposed conditional use would have on the character of the neighborhood and residents:

No effect on any neighboring property owners.

Record Property Owner(s): Vilma Orellana

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Addrionna Bentley

Signature: Addrionna Bentley Date: June 16, 2026

Name of Representative (if applicable): Dana Roza

Signature: Dana E Roza Date: June 16, 2026

C26-14

ORELLANA TRACTS 1A & 1B

BEING A TANDEM LOT SPLIT OF TRACT 1, ORELLANA TRACTS 1, 2, & 3, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

CERTIFICATE OF OWNERSHIP

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____

Source of Title: Warranty Deed – File# 2022-00014841

NOTARY

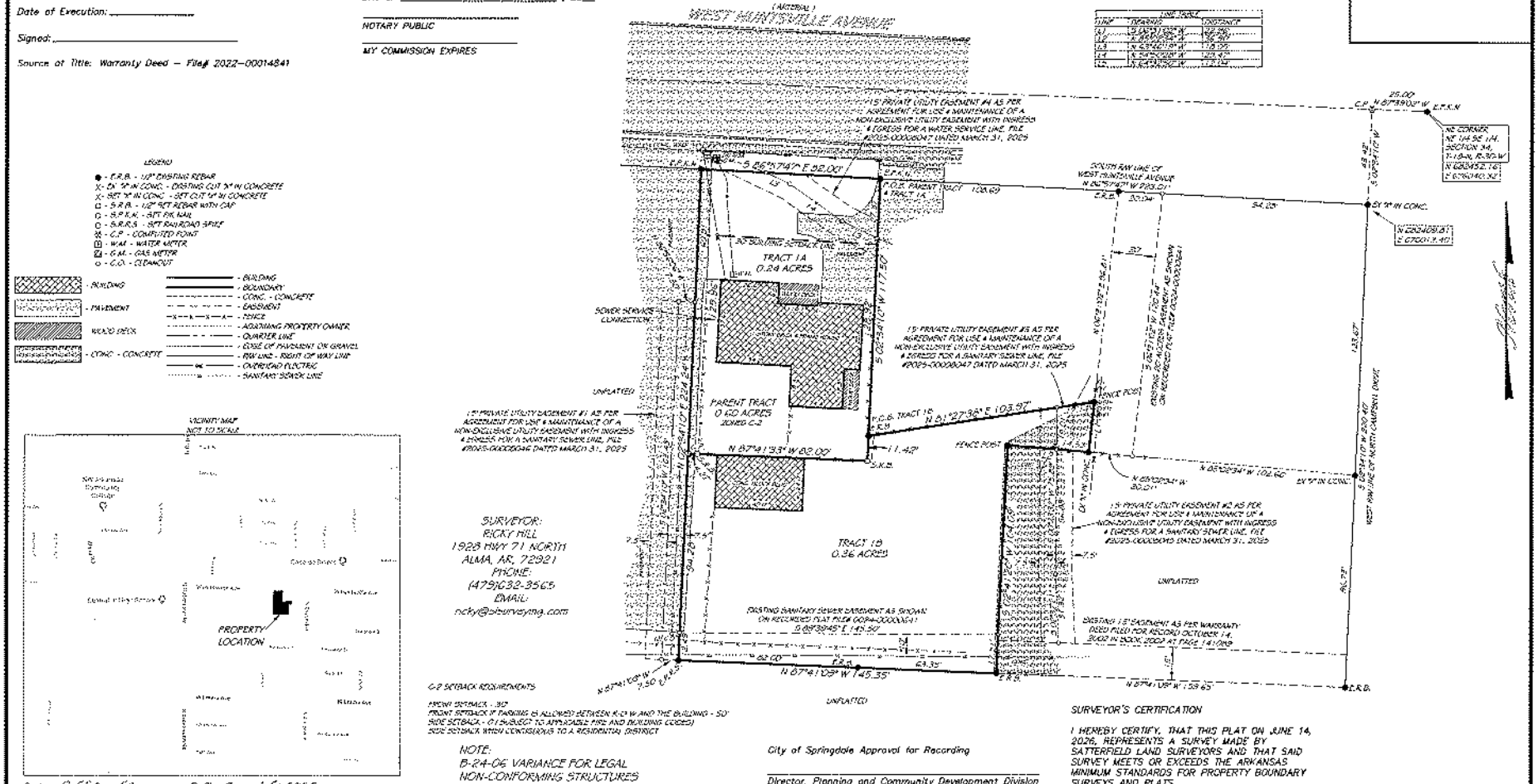
STATE OF: _____

COUNTY OF: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20__

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES



LEGEND

- ● - F.R.B. - 1/2" EXISTING REBAR
- X - EX. SY"X" IN CONC. - EXISTING CUT 'X' IN CONCRETE
- X - SET 'X' IN CONC. - SET CUT 'X' IN CONCRETE
- □ - S.R.B. - 1/2" SET REBAR WITH CAP
- ○ - S.P.K.N. - SET PK NAIL
- ○ - S.R.R.S. - SET RAILROAD SPIKE
- ⊗ - C.P. - COMPUTED POINT
- ▣ - W.M. - WATER METER
- ☑ - G.M. - GAS METER
- ○ - C.O. - CLEANOUT

BUILDING — BUILDING
PAVEMENT — BOUNDARY
WOOD DECK — CONC. - CONCRETE
CONC. - CONCRETE — EASEMENT
FENCE
ADJOINING PROPERTY OWNER
QUARTER LINE
EDGE OF PAVEMENT OR GRAVEL
R/W LINE - RIGHT OF WAY LINE
OVERHEAD ELECTRIC
SANITARY SEWER LINE

VICINITY MAP
NOT TO SCALE

SURVEYOR:
RICKY HILL
1928 HWY 71 NORTH
ALMA, AR. 72921
PHONE:
(479)632-3565
EMAIL:
ricky@sbsurveying.com

C-2 SETBACK REQUIREMENTS

FRONT SETBACK - 35'
FRONT SETBACK IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING - 50'
SIDE SETBACK - 0' (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
SIDE SETBACK WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT

NOTE:
B-24-06 VARIANCE FOR LEGAL NON-CONFORMING STRUCTURES WAS APPROVED AT THE JANUARY 2024 PLANNING COMMISSION.

City of Springdale Approval for Recording

_____
Director, Planning and Community Development Division

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, THAT THIS PLAT ON JUNE 14, 2026, REPRESENTS A SURVEY MADE BY SATTERFIELD LAND SURVEYORS AND THAT SAID SURVEY MEETS OR EXCEEDS THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS.

_____
PROFESSIONAL LAND SURVEYOR
ARKANSAS REGISTRATION NO. 1443

_____
DATE

Satterfield Land Surveyors P.A., Copyright 2026

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SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities included if requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

SURVEYOR'S NOTE: This property does not be within the 100-Year Flood Zone, according to the Flood Map for Washington County, Arkansas Community Panel No. 05143C0086F Dated: May 15, 2008

SURVEYOR'S NOTE: This survey was conducted under the supervision of Steven W. Satterfield, No. 1947, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 716 Satterfield Land Surveyors, P.A. 1-(479)-632-3565 Hwy 71 North, P.O. Box 460, Alma, AR 72921

GRAPHIC SCALE 30' 15' 0 30' 60'
REFERENCE GPS: WASHINGTON CORS 2022 - 00014841
SURVEY REFERENCES
1. SATTERFIELD LAND SURVEYORS - #40,547 12/15/21
BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATES GRID NORTH 1983

LEGEND
- ○ S.R.B. = SET 1/2" REBAR W/ CAP
- ○ S.P.K.N. = SET PK NAIL
- ○ S.R.R.S. = SET RAILROAD SPIKE
- ○ S.M. = SET MAG
- ● E.R.B. = EXISTING REBAR
- ● E.I.P. = EXISTING IRON PIN
- ● E.P.K.N. = EXISTING PK NAIL
- ● E.M. = EXISTING MAG
- ● E.R.R.S. = EXISTING RAILROAD SPIKE
- ● = EXISTING MONUMENT MARKMENT
- ■ = EXISTING STONE
- ▲ = EXISTING STATE MONUMENT
- ◎ = EXISTING R/W MARKER
- = EXISTING FENCE
- ⊗ = COMPUTED POINT
- F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

PROPERTY OWNERS

VILMA ORELLANA
2007 W HUNTSVILLE AVE
SPRINGDALE, AR 72762

LEONEL & MARIA GARCIA
2005 W HUNTSVILLE AVE
SPRINGDALE, AR 72762

CONTACT: WEICHERT REALTORS
C/O MARCY CHAVEZ
5100 S. THOMPSON ST.
SPRINGDALE, AR 72756
PHONE: (479) 756-1003

DRAWN BY: D.E.R.
SCALE: 1" = 30'
DATE: 6/14/26
JOB NO: 50,541

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY 71 NORTH, ALMA, ARK. – PHONE No. (479) 632-3565
FAX (479) 632-5000 – WEBSITE: http://www.sbsurveying.com

SHEET 1 OF 2

PROPERTY DESCRIPTION – PARENT TRACT

Tract 1, Orellana Tracts 1, 2, & 3 being part of the Northeast Quarter of the Southeast Quarter of Section 34, Township 18 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing p/k nail marking the Northeast Corner of the Northeast Quarter of the Southeast Quarter. Thence along the North line of said Forty, North 87 degrees 39 minutes 02 seconds West, 25.00 feet. Thence leaving said North line, South 02 degrees 34 minutes 10 seconds West, 43.42 feet to an existing "X" cut into the concrete at the intersection of the South Right of Way line of West Huntsville Avenue and the West Right of Way line of North Campbell Drive. Thence along the South Right of Way line of said West Huntsville Avenue, North 86 degrees 57 minutes 47 seconds West, 223.01 feet to an existing p/k nail and the Point of Beginning. Thence leaving said Right of Way line, South 02 degrees 34 minutes 10 seconds West, 117.50 feet to an existing rebar. Thence North 81 degrees 27 minutes 38 seconds East, 103.97 feet to an existing fence post. Thence South 06 degrees 31 minutes 02 seconds West, 22.96 feet to an existing "X" cut into the concrete. Thence North 85 degrees 02 minutes 34 seconds West, 36.90 feet to an existing fence post. Thence South 02 degrees 41 minutes 20 seconds West, 104.09 feet to an existing rebar. Thence North 87 degrees 41 minutes 09 seconds West, 145.35 feet to an existing railroad spike. Thence North 02 degrees 34 minutes 10 seconds East, 224.24 feet to an existing p/k nail on the South Right of Way line of West Huntsville Avenue. Thence along said right of way, South 86 degrees 57 minutes 47 seconds East, 82.00 feet to the Point of Beginning, containing 0.60 of an acre and subject to any Easements of Record.

Also subject to and having rights to an existing Sanitary Sewer Easement as shown on recorded plat file# 0024–00000641.

Also having rights to an existing 20 foot Access Easement as shown on recorded plat file# 0024–00000641.

Also having rights to a 15' Private Utility Easement #1 as per agreement for Use & Maintenance of a Non–exclusive Utility Easement with Ingress & Egress for a Sanitary Sewer line, File #2025–00008046 dated March 31, 2025.

Also having rights to a 15' Private Utility Easement #3 as per agreement for Use & Maintenance of a Non–exclusive Utility Easement with Ingress & Egress for a Sanitary Sewer line, File #2025–00008046 dated March 31, 2025.

SURVEYED PROPERTY DESCRIPTION – TRACT 1A

Part of Tract 1, Orellana Tracts 1, 2, & 3 being part of the Northeast Quarter of the Southeast Quarter of Section 34, Township 18 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing p/k nail marking the Northeast Corner of the Northeast Quarter of the Southeast Quarter. Thence along the North line of said Forty, North 87 degrees 39 minutes 02 seconds West, 25.00 feet. Thence leaving said North line, South 02 degrees 34 minutes 10 seconds West, 43.42 feet to an existing "X" cut into the concrete at the intersection of the South Right of Way line of West Huntsville Avenue and the West Right of Way line of North Campbell Drive. Thence along the South Right of Way line of said West Huntsville Avenue, North 86 degrees 57 minutes 47 seconds West, 223.01 feet to an existing p/k nail and the Point of Beginning. Thence leaving said North Right of Way line, South 02 degrees 34 minutes 10 seconds West, 128.92 feet to a set rebar with cap. Thence North 87 degrees 41 minutes 33 seconds West, 82.00 feet. Thence North 02 degrees 34 minutes 10 seconds East, 129.96 feet to an existing p/k nail on the South Right of Way line of West Huntsville Avenue. Thence along said South Right of Way line, South 86 degrees 57 minutes 47 seconds East, 82.00 feet to the Point of Beginning, containing 0.24 acres and subject to any Easements of Record.

Also having rights to a 15' Private Utility Easement #1 as per agreement for Use & Maintenance of a Non–exclusive Utility Easement with Ingress & Egress for a Sanitary Sewer line, File #2025–00008046 dated March 31, 2025.

SURVEYED PROPERTY DESCRIPTION – TRACT 1B

Part of Tract 1, Orellana Tracts 1, 2, & 3 being part of the Northeast Quarter of the Southeast Quarter of Section 34, Township 18 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing p/k nail marking the Northeast Corner of the Northeast Quarter of the Southeast Quarter. Thence along the North line of said Forty, North 87 degrees 39 minutes 02 seconds West, 25.00 feet. Thence leaving said North line, South 02 degrees 34 minutes 10 seconds West, 43.42 feet to an existing "X" cut into the concrete at the intersection of the South Right of Way line of West Huntsville Avenue and the West Right of Way line of North Campbell Drive. Thence along the South Right of Way line of said West Huntsville Avenue, North 86 degrees 57 minutes 47 seconds West, 223.01 feet to an existing p/k nail. Thence leaving said North Right of Way line, South 02 degrees 34 minutes 10 seconds West, 117.50 feet to an existing rebar and the Point of Beginning. Thence North 81 degrees 27 minutes 38 seconds East, 103.97 feet to a fence post. Thence South 06 degrees 31 minutes 02 seconds West, 22.96 feet to an existing "X" in concrete. Thence North 85 degrees 02 minutes 34 seconds West, 36.90 feet to a fence post. Thence South 02 degrees 41 minutes 20 seconds West, 104.09 feet to an existing rebar. Thence North 87 degrees 41 minutes 09 seconds West, 145.35 feet to an existing railroad spike. Thence North 02 degrees 34 minutes 10 seconds East, 94.28 feet. Thence South 87 degrees 41 minutes 33 seconds East, 82.00 feet to a set rebar with cap. Thence North 02 degrees 34 minutes 10 seconds East, 11.42 feet to the Point of Beginning, containing 0.36 acres and subject to any Easements of Record.

Also subject to and having rights to an existing Sanitary Sewer Easement as shown on recorded plat file# 0024–00000641.

Also having rights to an existing 20 foot Access Easement as shown on recorded plat file# 0024–00000641.

Also having rights to a 15' Private Utility Easement #3 as per agreement for Use & Maintenance of a Non–exclusive Utility Easement with Ingress & Egress for a Sanitary Sewer line, File #2025–00008046 dated March 31, 2025.

Satterfield Land Surveyors P.A., Copyright 2026

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Davis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

50' 25' 0 GRAPHIC SCALE 30" 60'

REFERENCE DEED: WARRANTY DEED FILE# 2022-00014241

SURVEY REFERENCES:

1. SATTERFIELD LAND SURVEYING – #48,547 – 11/15/23.

BASIS OF BEARING: ARKANSAS STATE PLANE, COORDINATES GRID NORTH 1983

REVISIONS:

LEGEND:
- ○ S.R.B. = SET 1/2" REBAR W/ CAP
- ○ S.P./P.N. = SET P/K NAIL
- ○ S.R.R.S. = SET RAILROAD SPIKE
- ○ S.N. = SET NAIL
- ● E.R.B. = EXISTING REBAR
- ● E.I.R. = EXISTING IRON PIN
- ● E.P./P.N. = EXISTING P/K NAIL
- ● E.N. = EXISTING NAIL
- ● E.R.R.S. = EXISTING RAILROAD SPIKE
- ● = EXISTING GOVERNMENT MONUMENT
- ■ = EXISTING STONE
- ▲ = EXISTING STATE MONUMENT
- Ⓜ = EXISTING R/W MARKER
- —x— = EXISTING FENCE
- ℄ = COMPUTED POINT
- F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

PROPERTY OWNERS

VILMA ORELLANA
2007 W HUNTSVILLE AVE
SPRINGDALE, AR 72762

LEONEL & MARIA GARCIA
2005 W HUNTSVILLE AVE
SPRINGDALE, AR 72762

CONTACT: WEICHERT REALTORS
C/O MARCY CHAVEZ
5100 S. THOMPSON ST.
SPRINGDALE, AR 72756
PHONE: (479) 756-1003

DRAWN BY: D.E.R.
SCALE: 1" = 30'
DATE: 6/14/26
JOB NO. 50,543

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. – PHONE No. (479) 632-3565
FAX (479) 632-7002 – WEBSITE: http://www.slsurveying.com

Return to Agenda

Adjacent Property Owners (Orellana Tracts 1A & 1B)

TJ RESIDENTIAL HOLDINGS LLC
4454 W HIDDEN ACRES CT ROGERS, AR 72758

ALARCON, LOURDES
1323 SAN MIGUEL DR SPRINGDALE, AR 72762

GARCIA, LEONEL; GARCIA, MARIA
2005 W HUNTSVILLE AVE SPRINGDALE, AR 72762

GONZALEZ, JOSE FRANCISO PEREZ &
MARIA BRAVO DE PEREZ REVOCABLE TRUST
4108 BROKEN ARROW CV SPRINGDALE, AR 72764

VILLALOBOS, JESUS
498 GASCONY AVE SPRINGDALE AR 72764

SCREEN DOOR VENTURES LLC
2602 S 38TH ST PMB 42 STE A TACOMA WA 98409-7303

CITY OF SPRINGDALE
201 N SPRING ST SPRINGDALE AR 72764

REGISTERED
STATE OF ARKANSAS
NO. 7443
SIGNATURE
4.18.24
PROFESSIONAL LAND SURVEYOR

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for conditional use request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Vilma E. Orellana

Printed Name of Applicant(s)

Signature of Record Property Owner(s)

Signature of Applicant(s)

Date: 06-17-26

Date:

State of Arkansas)
) ss.
County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 06 **day of** 17 **, 20**26

Notary Public

My commission expires: 11-30-28

SAMUEL NIEVES III NOTARY PUBLIC STATE OF NEW JERSEY MY COMM. EXP. 11-30-2028

Return to Agenda

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for conditional use request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

_____

_____

Printed Name of Applicant(s)

Dana Roza

_____

Signature of Record Property Owner(s)

_____

_____

Signature of Applicant(s)

_____

_____

Date: _____

Date: 6/16/26

State of Arkansas)
) ss.
County of Crawford **)**

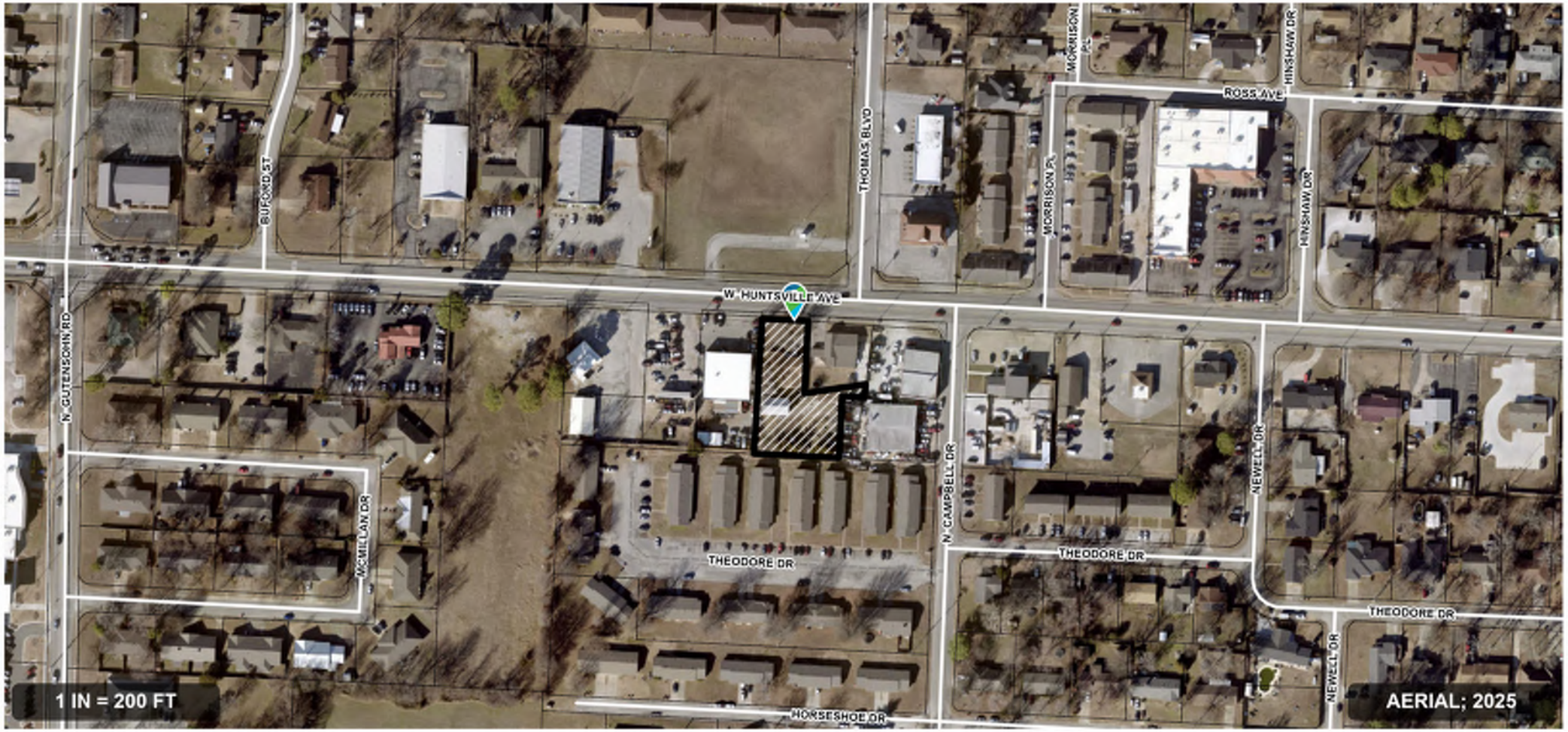
SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 16 **day of** June **, 20**26

ADDRIONNA BENTLEY
MY COMMISSION # 00010232
EXPIRES: April 1, 2036
Crawford County

Addrionna Bentley

Notary Public

My commission expires: April 1, 2036



PROJECT AREA

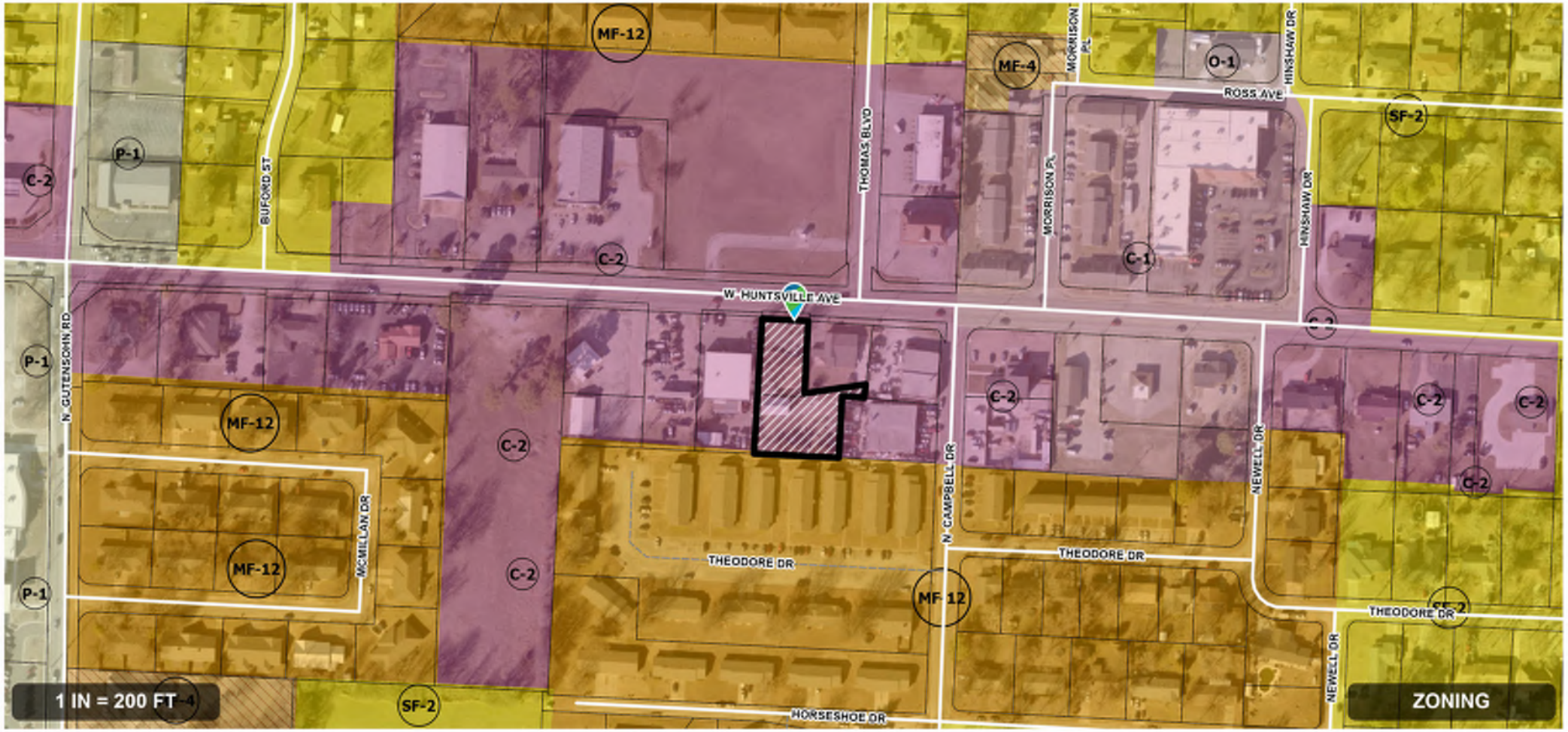
PUBLIC NOTICE

C26-14: Vilma E. Orellana

2007 W. Huntsville Avenue

Conditional Use for a Tandem Lot Split in a C-2 District

N



PROJECT AREA

PUBLIC NOTICE

C26-14: Vilma E. Orellana

2007 W. Huntsville Avenue

Conditional Use for a Tandem Lot Split in a C-2 District

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: FP26-05 Final Plat The Courtyard at Butterfield

Final plat proposed for a 20-acre property located west of Butterfield Coach Road and Bowen Drive. The plat proposes 65 total lots, one of which is unbuildable detention lot and another is for both detention and a common area managed by the POA. This plat was originally proposed under PP25-03, Butterfield Coach Cottages, approved at the February 2025 planning commission meeting.

PLANNING COMMENTS

Reviewed by Sarah Curry
Date Reviewed: 07.30.26

Standard Comments

1. This Final Plat has been given the number FP26-05. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat *(standard comment).*
2. Submit a PDF file of the Plat and written comment responses addressing all comments from utility companies and city departments with resubmission *(standard comment).*
3. All comments from the utility companies and other city departments must be addressed prior to approval *(standard comment).*
4. All items on the Final Plat Checklist must be satisfied prior to obtaining the Planning Director's signature on the final plat *(standard comment).*
5. Noted: No monument sign is proposed.
6. Noted: Street names should be approved by GIS prior to City Council, see following comment: *"Avon Avenue is not continuous with the existing Avon Avenue, provide a new street name. Beacon Ct. is not continuous with the existing Beacon Ct, provide a new street name, the suffix shall be "Street". Solitude St. is not continuous with the existing Solitude St., provide a new street name"*

Project-Specific Comments

7. Work with staff to finalize plat title language as it relates to Archie's Place.
8. Verify accurate limitations are shown for the 20' proposed drainage easement around Lot 62.
9. Note the total linear feet of street being dedicated per street classification.
10. Lot 63; Sidewalks and picnic tables must be poured/installed prior to obtaining Final Plat signatures, or a bond may be submitted. Please reach out with further bond paperwork questions and note that the bond would be returned upon Lot 63 development completion.
11. Street lights are to be installed prior to Final Plat acceptance, or a receipt confirmation from the electric company that the lights have been paid for and are slated to be on their installation schedule.
12. Subdivision Fence shall respect the site triangles.
13. Revise on-street parking to not be in front of driveways.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

No further comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

Complete all final plat checklist items prior to plat approval.

Plat Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Justin Jorgensen	Name: TABA20 LLC Riverwood Homes
E-ma	E-mail:
Address: 3825 N Shiloh Dr	Address: 3420 N Plainview
Fayetteville, AR 72703	Fayetteville, AR 72703
Phone: 1-888-933-2111	Phone: 479-235-4210
Site/ Location: Butterfield Coach Rd	Current Zoning: SF-3
Assessor's Parcel Number(s): 815-39875-000	Rezone Required: No
	Total Acreage: 20

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Informal Plat
- ☐ Replat
- ☐ Preliminary Plat
- ☒ Final Plat

Submittal Criteria:

- ☐ Encouraged pre-application meeting held with the Springdale Planning Department on Final Inspection.
- ☒ Three (3) hard copies and a digital copy of proposal.
- ☒ A copy of the warranty deed indicating ownership of property, if other than a final plat.
- ☐ For a replat and preliminary plat**, s**ubmit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

- ☐ **Informal Plat:** $50.00
- ☐ **Replat:** $250.00
- ☐ **Preliminary Plat:** $500.00
- ☒ **Final Plat:** $50.00, plus $1.00 for each lot over 50 Total of 63 lots so $63.00 total

STAFF USE ONLY

Date Application Submitted: 5.27.26
Project Number: FP26-05
Date Accepted as Complete: 7.30.26
Receipt Number: 5367

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Justin Jorgensen

Signature: Justin Jorgensen Date: 5-22-2026

Name of Representative (if applicable): Justin Jorgensen

Signature: _____ Date: _____

Name of Property Owner (if applicable): TABA20 LLC / Mark Marquess with Riverwood Homes

Signature: _____ Date: _____

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

FP26-05

May 26, 2026

City of Springdale
201 Spring Street
Springdale, AR 72764

Re: Final Plat for Riverwood Homes on Butterfield Coach

Dear City Staff;

On Behalf of the Owner and their representatives, we are submitting a Final Plat for 60 single family lots and two lots that have detention ponds on them. This property is a total of 20 acres and is on the west side of Butterfield Coach just south of Brushwood Avenue. All water, sewer, and all infrastructure has been installed per the approved plans. Final inspections have been completed with Springdale planning & water department.

We appreciate your consideration for this request,

Sincerely,

Justin Jorgensen

Justin Jorgensen

FINAL PLAT
FP26-05
THE COURTYARD AT BUTTERFIELD

LOCATION:
SPRINGDALE, ARKANSAS

OWNER:
DERRICK CALHOUN
D/B/A CALHOUN FARMS
79 W COLT SQUARE STE 3
FAYETTVILLE, AR. 72703

DEVELOPER:
RIVERWOOD HOMES
3420 N PLAINVIEW AVE.
FAYETTEVILLE, AR. 72703

NOTES:

1. PARCEL #815-39875-000

2. CURRENT ZONING: SF-3 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL.

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83.

4. BOUNDARY BASED ON FINAL PLAT OF ARCHIE'S PLACE PLAT BOOK 14, PAGE 113 & WARRANTY DEED FILE #2021-00039847.

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05143C0090G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

6. TOTAL BUILDABLE LOTS = 64 / TOTAL UNBUILDABLE LOTS = 1.

7. LOTS 1, 34 & 61 SHALL NOT HAVE ACCESS TO BUTTERFIELD COACH ROAD.

8. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

9. BENCH MARK - FOUND RAILROAD SPIKE AT SE CORNER OF SUBDIVISION ELEVATION = 1325.85.

10. 3,334 LINEAR FEET OF STREET BEING DEDICATED.

11. AT THE TIME OF FINAL PLAT, CERTAIN OFFSITE WATER SYSTEM IMPROVEMENTS HAVE NOT BEEN COMPLETED. NO DWELLING SHALL RECEIVE A CERTIFICATE OF OCCUPANCY, WATER METER, OR SEWER SERVICE UNTIL ALL ITEMS OF CONSTRUCTION RELATED TO OFFSITE IMPROVEMENTS ARE 100% COMPLETE AT THE SOLE DISCRETION AND DETERMINATION OF THE SPRINGDALE WATER UTILITIES.

12. FENCES MAY NOT BE CONSTRUCTED WITHIN DRAINAGE EASEMENTS.

BUILDING SETBACK TABLE	
FRONT	30'
SIDE	8'
REAR	20'
MINIMUM LOT WIDTH = 60' MINIMUM LOT AREA = 7,000 S.F.	

LEGAL DESCRIPTION: (PARCEL #815-39875-000)

TRACT "A" OF THE REVISED PLAT OF ARCHIE'S PLACE, CONTAINING 20.1 ACRES, MORE OR LESS, TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE NE1/4 OF THE SW1/4 OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 29 WEST SAID POINT BEING A FOUND PK NAIL, THENCE ALONG EAST 40-LINE S02°16'21"W 660.31' TO A FOUND RAILROAD SPIKE, THENCE LEAVING SAID 40-LINE N 87°22'02"W 1328.28 FEET TO A POINT ON THE WEST 40-LINE SAID POINT BEING A 1/2" FOUND IRON PIN, THENCE ALONG SAID WEST 40-LINE N 02°33'43"E 660.29 FEET TO THE NW CORNER OF SAID NE 1/4 OF THE SW 1/4 SAID POINT BEING A 1/2" FOUND IRON PIN, THENCE ALONG NORTH 40-LINE S 87°22'01"E 1324.94 FEET TO THE POINT OF BEGINNING; CONTAINING 20.1 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENT OF RECORD.

VICINITY MAP
SPRINGDALE, AR.
NOT TO SCALE

CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

ACCEPTANCE OF DEDICATIONS _____ _____
DATE CITY CLERK

_____ _____
DATE MAYOR

COMMISSION _____ _____
DATE SECRETARY, PLANNING COMMISSION

_____ _____
DATE CHAIRMAN, PLANNING COMMISSION

APPROVAL FOR RECORDING _____ _____
DATE DIRECTOR COMMUNITY DEVELOPMENT DIVISION

WATER AND SEWER _____ _____
DATE ENGINEER SPRINGDALE WATER UTILITIES

STREETS AND DRAINAGE _____ _____
DATE DIRECTOR ENGINEERING

CERTIFICATION OF TRANSMITTAL AND OWNERSHIP:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW.

OWNER _____ _____
DATE SIGNATURE

DEVELOPER _____ _____
DATE SIGNATURE

RESOLUTION: RESOLVED THAT RIVERWOOD HOMES HEREBY AUTHORIZES MARK MARQUESS TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS FINAL PLAT.

CERTIFICATE: WE, RIVERWOOD HOMES DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION.

_____ _____
DATE SIGNATURE - NOTARY PUBLIC

CERTIFICATE OF ACCURACY OF SURVEY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE.

_____ _____
DATE DAVID L. JORGENSEN P.L.S. NO. 1118

INDEX OF SHEETS

C0.00-COVER SHEET
C1.01-FINAL PLAT

JORGENSEN + ASSOCIATES
Civil Engineering + Surveying Established 1985
124 W Sunbridge Drive, Suite 3
Fayetteville, AR 72703
Office: (479) 443-0212
www.jorgensenassoc.com

PROJECT DETAILS

PROJECT TITLE:
THE COURTYARD AT BUTTERFIELD
FINAL PLAT

PROJECT LOCATION:
SPRINGDALE, AR.

REVISIONS
DATE: 6-18-26
DATE: 7-31-26

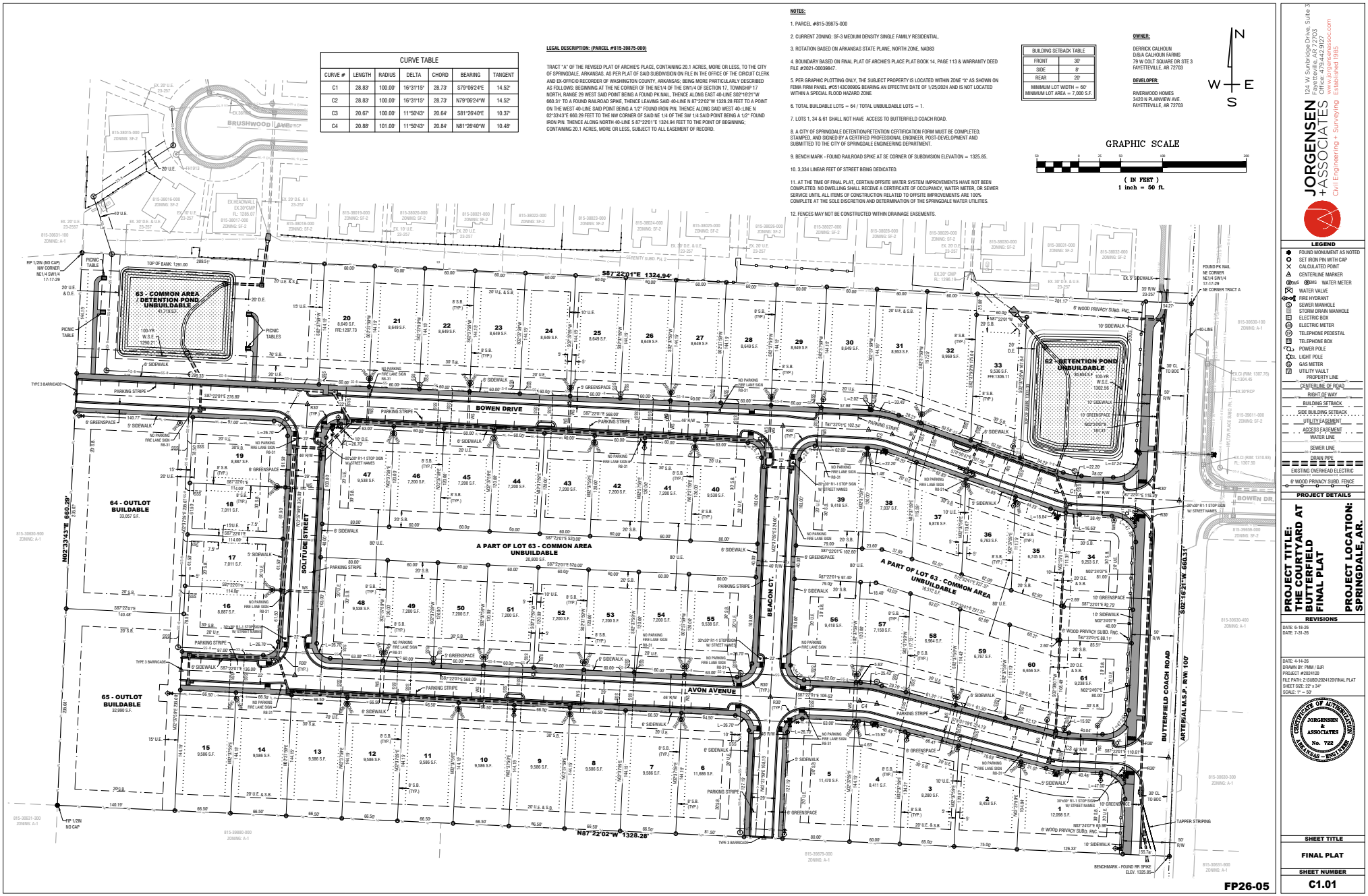
DATE: 4-14-26
DRAWN BY: PMM / BJR
PROJECT #20241120
FILE PATH: Z:\SUBD\202412\0\FINAL PLAT
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS REGISTERED

SHEET TITLE
COVER SHEET

SHEET NUMBER
C0.00

Return to Agenda



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LEGEND
- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- CENTERLINE MARKER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- TELEPHONE PEDESTAL
- TELEPHONE BOX
- POWER POLE
- LIGHT POLE
- GAS METER
- UTILITY VAULT
- PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- BUILDING SETBACK
- SIDE BUILDING SETBACK
- UTILITY EASEMENT
- ACCESS EASEMENT
- WATER LINE
- SEWER LINE
- DRAIN PIPE
- EXISTING OVERHEAD ELECTRIC
- 6' WOOD PRIVACY SUBD. FENCE

PROJECT DETAILS
PROJECT TITLE: THE COURTYARD AT BUTTERFIELD FINAL PLAT
PROJECT LOCATION: SPRINGDALE, AR.

REVISIONS
DATE: 6-18-26
DATE: 7-31-26

DATE: 4-14-26
DRAWN BY: PMM / BJR
PROJECT #2024120
FILE PATH: Z:\SUBD\2024\120\FINAL PLAT
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS ENGINEERING

SHEET TITLE
FINAL PLAT

SHEET NUMBER
C1.01

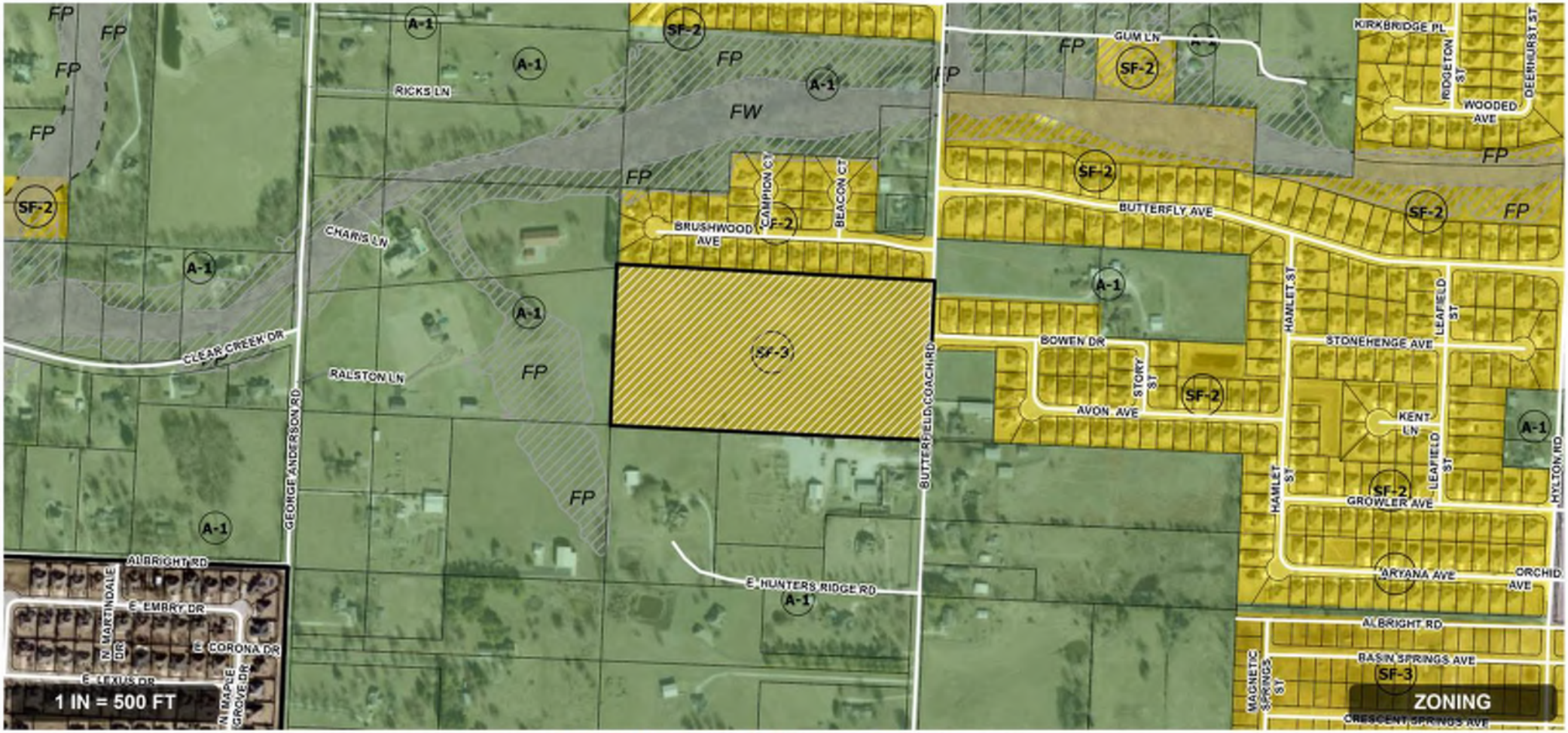
PROJECT AREA

FP26-05: Butterfield Coach Cottages

South of Brushwood Avenue & West of Butterfield Coach Road

FP26-05: Final Plat

N



PROJECT AREA

FP26-05: Butterfield Coach Cottages

South of Brushwood Avenue & West of Butterfield Coach Road

FP26-05: Final Plat

N

Rezone Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: **FB26-10 Rezone**

A request by Wrigley, LLC & Campus Edge, LLC for Planning Commission approval of a zone change from Medium Density Multi-Family Residential District (MF-12) to S.E.E.D, specifically Neighborhood Residential Type 2 (NR2) for a tract of land containing 0.41 acres.

LOT LOCATION AND SIZE
The 0.41-acre tract is located at 403 Wayland Drive & Parcel East to 403 Wayland Drive. A vicinity map is attached.

EXISTING ZONING
MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12)

REQUESTED ZONING
NEIGHBORHOOD RESIDENTIAL TYPE 2 (NR2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject tract is undeveloped in the Maple Drive III subdivision, and surrounded on all sides by single-family dwellings in an MF-12 and SF-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan does not reflect downtown.
The MSP designates Wayland Ave as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goal of the Form-Based Code and is recommended for approval:

- **preserve and enhance the integrity and quality of this primarily denser and smaller-lot single-unit residential district. *(chap. 32, sec 3.2 – FBC purpose)***

SPRINGDALE
WE'RE MAKING IT HAPPEN

Rezoning Application

Date: 06/15/2026 Permit No.: 260194

Applicant / Owner

Applicant Name:	Ross Kephart	Owner Name:	Wrigley LLC
Address:	417 W Maple Ave, Suite 201	Address:	417 W Maple Ave, Suite 201
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	Springdale, AR 72764
Phone:	[Applicant Phone Number]	Phone:	479.313.1886
Email:	[redacted]	Email:	[redacted]
Application Contact:	Applicant		

Property

Job Address:	403 Wayland Drive	Desired Zoning:	NR-2
Parcel No(s).:	815-23477-000, 815-23477-001	Total Acreage:	.417
Current Zoning:	MF-12		

Legal Description: LOT 17 SURVEY DESCRIPTION: LOT 17, MAPLE DRIVE THIRD ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR WRIGLEY, LLC , ON 01-30-2026, JOB# 26-140), CONTAINING 0.21 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD. LOT 18 SURVEY DESCRIPTION: LOT 18, MAPLE DRIVE THIRD ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR WRIGLEY, LLC , ON 01-30-2026, JOB# 26-140), CONTAINING 0.20 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

Layman's Description: Lot 17 and 18 are located just to the southwest of the intersection at Wayland Drive and McKinney Street.

Review Contact / Intentions

Review Contact:	Address:
E-mail:	Phone:

The Petitioner's immediate intentions are to:

1. **Sell** the property **Yes**, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title
2. **Develop** the property **Yes**, and if so, the proposed use is 3 single family residential homes
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: NR-2 proposed zoning will allow for construction of 3 single family homes that blend well with the existing neighborhood.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

B. Ross Kephart	06/15/2026
Name	Date

Plat Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Ross Kephart	Name: Campus Edge LLC
E-mail: [redacted]	E-mail: [redacted]
Address: 417 W Maple Ave, Suite 201	Address: 417 W Maple Ave, Suite 201
Springdale, AR 72764	Springdale, AR 72764
Phone: 479.313.1886	Phone: 479.313.1886
Site/ Location: 403 Wayland Drive (Lots 17 & 18)	Current Zoning: MF-12
Assessor's Parcel Number(s): 815-23477-000, 815-23477-001	Rezone Required: NR - 2
	Total Acreage: ~ .42 acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Informal Plat
☐ Replat
☐ Preliminary Plat
☐ Final Plat

Submittal Criteria:

Encouraged pre-application meeting held with the Springdale Planning Department on DONE.
Three (3) hard copies and a digital copy of proposal.
A copy of the warranty deed indicating ownership of property, if other than a final plat.
For a replat and preliminary plat**,** submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

☐ **Informal Plat:** $50.00
☐ **Replat:** $250.00
☐ **Preliminary Plat:** $500.00
☐ **Final Plat:** $50.00, plus $1.00 for each lot over 50

STAFF USE ONLY

Date Application Submitted: 06/25/2026 Project Number: RP26-09

Date Accepted as Complete: 07/22/2026 Receipt Number: 6264

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Campus Edge LLC (Ross Kephart)

Signature: _____ Date: 7.22.26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): _____

Signature: _____ Date: _____

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: RP26-09 Replat Maple Drive Third Addition, Lots 17 & 18

Replat proposed for a .4-acre property located at 403 Wayland drive. The plat proposes 3 .15 acre lots 17A, 17B, and 18A from the two original parent tracts, Lot 17 & 18 Maple Drive Third Addition, platted in 1949. There is one associated rezoning (FB26-10) to amend the property from MF-12 to NR2 as a part of the Powell Street S.E.E.D. District.

PLANNING COMMENTS

Reviewed by Nate Cole
Date Reviewed: 07.30.26

STANDARD COMMENTS:

1. *This Replat has been given the number RP26-09. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
4. *All comments from the utility companies and other city departments must be addressed prior to approval. (Standard comment)*

PROJECT SPECIFIC COMMENTS:

1. Ensure adequate utility easements are dedicated to SWU.
2. Pending rezoning application – upon approval or denial this shall be updated to reflect that zoning.
3. Ensure all easements are labeled as dedicated “per this plat”.
4. Include note that the plat meets minimum standards as set for by the State Land Surveyor’s Office.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

No building or fire comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

PROJECT: RP26-09 Maple Drive III Addition Lots 17 and 18
REVIEW DATE: 7/27/2026

PROJECT SPECIFIC COMMENTS

- Submit drainage analysis, is the existing storm pipe sized appropriately? Will it be relocated? I recommend finalizing drainage plans before filing the replat to ensure the drainage easement is in the correct location.
- When new driveway is installed, old driveway needs to be demoed and curb closed in.
- 5’ Sidewalk is required on Wayland

MAPLE DRIVE THIRD ADDITION - LOTS 17A, 17B, & 18A

(PARCEL NO. 815-23477-000 & 815-23477-001 - BEING A REPLAT OF LOTS 17 & 18, MAPLE DRIVE THIRD ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS)

BASIS OF BEARING
STATE PLANE GRID NORTH

PARENT TRACT DESCRIPTION (TAKEN FROM FILE NO. 2025-12670 - PARCEL NO. 815-23477-000 & 815-23477-001): LOTS SEVENTEEN (17) AND EIGHTEEN (18), MAPLE DRIVE THIRD ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT RECORDED IN PLAT BOOK "O" AT PAGE 360 OF THE OFFICE OF THE CHANCERY CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

LOT 17A SURVEY DESCRIPTION: LOT 17A, BEING A REPLAT OF LOTS 17 & 18, MAPLE DRIVE THIRD ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT PERFORMED BY CORNERSTONE SURVEYING FOR WHISLEY, LLC, ON 07-07-2026, JOB # 26-793, CONTAINING 0.13 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 17B SURVEY DESCRIPTION: LOT 17B, BEING A REPLAT OF LOTS 17 & 18, MAPLE DRIVE THIRD ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT PERFORMED BY CORNERSTONE SURVEYING FOR WHISLEY, LLC, ON 07-07-2026, JOB # 26-793, CONTAINING 0.13 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

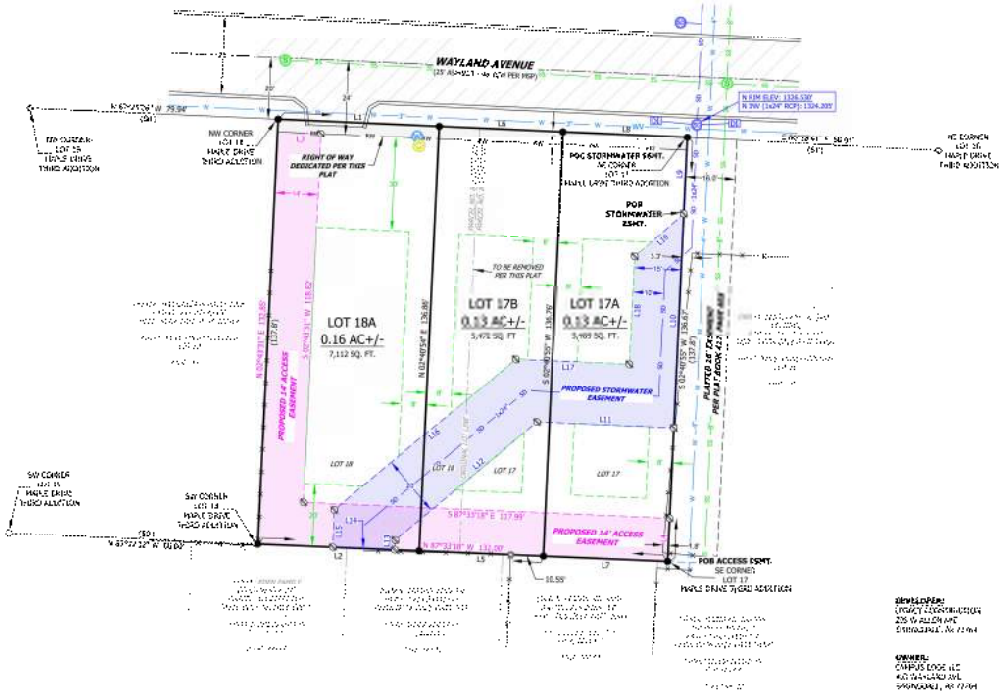
LOT 18A SURVEY DESCRIPTION: LOT 18A, BEING A REPLAT OF LOTS 17 & 18, MAPLE DRIVE THIRD ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT PERFORMED BY CORNERSTONE SURVEYING FOR WHISLEY, LLC, ON 07-07-2026, JOB # 26-793, CONTAINING 0.16 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

PROPOSED ACCESS EASEMENT DESCRIPTION: AN EASEMENT CROSSING A PART OF LOTS 17A, 17B, & 18A, OF THE REPLAT OF LOTS 17 & 18, MAPLE DRIVE THIRD ADDITION TO THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT PERFORMED BY CORNERSTONE SURVEYING FOR WHISLEY, LLC., ON 07-07-2026, JOB # 26-793:

BEGINNING AT A SET IRON PIN FOR THE SE CORNER OF SAID LOT 17, THENCE N 87°05'18" W 137.87 FEET TO A SET IRON PIN FOR THE SW CORNER OF SAID LOT 18, THENCE N 02°54'42" E 132.65 FEET TO A SET IRON PIN FOR THE NW CORNER OF SAID LOT 18, THENCE ALONG THE NORTH LINE THEREOF S 87°05'18" E 137.87 FEET TO A POINT, THENCE S 02°54'42" W 132.65 FEET TO A POINT, THENCE S 87°05'18" E 117.94 FEET TO A POINT ON THE EAST LINE OF SAID LOT 17, THENCE S 02°54'42" W 14.00 FEET TO THE POINT OF BEGINNING. THIS EASEMENT COVERS APPROXIMATELY 0.04 ACRES.

PROPOSED STORMWATER EASEMENT DESCRIPTION: AN EASEMENT CROSSING A PART OF LOTS 17A, 17B, & 18A, OF THE REPLAT OF LOTS 17 & 18, MAPLE DRIVE THIRD ADDITION TO THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT PERFORMED BY CORNERSTONE SURVEYING FOR WHISLEY, LLC., ON 07-07-2026, JOB # 26-793:

COMMENCING AT A SET IRON PIN FOR THE NE CORNER OF SAID LOT 17, THENCE ALONG THE EAST LINE THEREOF S 02°54'42" W 29.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 02°54'42" W 65.35 FEET TO A POINT, THENCE N 47°26'37" W 94.13 FEET TO A POINT, THENCE S 42°33'23" W 55.39 FEET TO A POINT, THENCE S 47°26'37" E 3.58 FEET TO A POINT ON A POINT ON THE WEST LINE OF SAID LOT 18, THENCE ALONG THE SAID LINE THEREOF N 02°54'42" E 39.66 FEET TO A POINT, THENCE N 82°05'42" E 10.23 FEET TO A POINT, THENCE N 20°01'48" E 29.93 FEET TO A POINT, THENCE N 07°05'18" E 35.87 FEET TO A POINT, THENCE N 02°54'42" E 24.73 FEET TO A POINT, THENCE N 66°54'07" E 21.04 FEET TO THE POINT OF BEGINNING. THIS EASEMENT COVERS APPROXIMATELY 0.07 ACRES.



CERTIFICATE OF ACCEPTANCE: THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE DUTIES OF RESPONSIBILITY SHOWN BELOW:

CITY OF SPRINGDALE

APPROVAL FOR RECORDING:

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION — DATE

ACCEPTANCE OF DEDICATIONS:

CITY CLERK — DATE

MAYOR — DATE

COMMISSION:

SECRETARY, PLANNING COMMISSION — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

WATER AND SEWER:

ENGINEER, SPRINGDALE WATER & SEWER — DATE

STREETS AND DRAINAGE:

DIRECTOR, ENGINEERING — DATE

NOTE: _____ HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND DEDICATION ON BEHALF OF WHISLEY, LLC

NOTE: _____ HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND DEDICATION ON BEHALF OF CAMPUS POOL LLC

CERTIFICATION OF TRANSMITTAL & OWNERSHIP: THE UNDERSIGNED HEREBY SUBMITS THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LEGAL PROCEDURE. ANY TRANSFERS OF LOTS OR USES SHALL BE SUBJECT TO THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

ALLOTTERS:

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS
COUNTY OF WASHINGTON

On this _____ day of _____, before me, the undersigned, _____, personally appeared _____ of [Grantor], known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

SIGNED

NAME _____ DATE _____

DEVELOPER:
CAMPUS DEVELOPMENT
205 W ALLEN AVE
SPRINGDALE, AR 72764

OWNER:
CAMPUS POOL LLC
401 W MAPLE AVE
SPRINGDALE, AR 72764

ZONING:
RM-12 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

SETBACKS:
FRONT: 20' MINIMUM
SIDE: 0' MINIMUM
REAR: 20' MINIMUM

BASIS OF SURVEY: THIS IS A SURVEY OF THAT PROPERTY DESCRIBED IN FILE NO. 2025-12670, OF THE WASHINGTON COUNTY RECORDS, AS REFERENCED ON PLAT OF MAPLE DRIVE THIRD ADDITION, RECORDED IN PLAT BOOK "O" AT PAGE 360, AND A PRIOR SURVEY BY CORNERSTONE SURVEYING, FOR WHISLEY, LLC, ON 10-30-2025, JOB # 25-745.

FLOOD STATEMENT: THE UNDERSIGNED STATES THAT THIS TRACT LIES IN ZONE "X" OF THE FEMA FIRM #05143C0060G, EFFECTIVE ON 01-02-2004, AS PER PLAT.

TITLE RESEARCH NOTE: IN ADDITION TO THE NOTES, EASEMENTS RELATED BY THE SURVEY, OR OTHER REPRESENTATION, THAT LIMITED TITLE RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE AGREED VESTING.

EASEMENTS: EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, WE CAN RECOMMEND THAT TO THAT AFFECTED HOUSE OR THE GARAGE, YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENT OR RESTRICTIONS OR YOU CAN UNDERSTAND THIS SURVEY TO AN A.L.T.A. LAND TITLE SURVEY. THIS ACTION IS TO BE CONSISTENT WITH THE TITLE COMPANY AND UNDERSTAND THE LEGAL AND FIRM CONSIDERATIONS THAT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

SURVEY CERTIFICATION: THE SURVEY PROPERTY DESCRIBED HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STATE STANDARDS FOR THE COMPLETION OF AN ALTA/NSPS LAND TITLE SURVEY. I FURTHER CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____ DATE SIGNED

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 9469 — COLTON D. WILLIAMS

CERTIFICATE OF AUTHORIZATION — ARKANSAS — CORNERSTONE LAND SURVEYING INC. — NO. 1466-S

LINE	BEARING	DISTANCE
L1	S 87°05'18" E	79.94'
L2	S 87°05'18" E	117.94'
L3	S 02°54'42" W	14.00'
L4	N 87°05'18" W	117.94'
L5	N 87°05'18" W	137.87'
L6	N 02°54'42" E	132.65'
L7	S 87°05'18" E	137.87'
L8	S 02°54'42" W	132.65'
L9	S 87°05'18" E	137.87'
L10	S 02°54'42" W	132.65'
L11	S 87°05'18" E	117.94'
L12	S 02°54'42" W	14.00'
L13	N 87°05'18" W	117.94'
L14	N 02°54'42" E	132.65'
L15	N 87°05'18" W	137.87'
L16	N 02°54'42" E	132.65'
L17	S 87°05'18" E	137.87'
L18	S 02°54'42" W	132.65'
L19	S 87°05'18" E	137.87'
L20	S 02°54'42" W	132.65'
L21	S 87°05'18" E	117.94'
L22	S 02°54'42" W	14.00'
L23	N 87°05'18" W	117.94'
L24	N 02°54'42" E	132.65'
L25	N 87°05'18" W	137.87'
L26	N 02°54'42" E	132.65'
L27	S 87°05'18" E	137.87'
L28	S 02°54'42" W	132.65'
L29	S 87°05'18" E	137.87'
L30	S 02°54'42" W	132.65'
L31	S 87°05'18" E	117.94'
L32	S 02°54'42" W	14.00'
L33	N 87°05'18" W	117.94'
L34	N 02°54'42" E	132.65'
L35	N 87°05'18" W	137.87'
L36	N 02°54'42" E	132.65'
L37	S 87°05'18" E	137.87'
L38	S 02°54'42" W	132.65'
L39	S 87°05'18" E	137.87'
L40	S 02°54'42" W	132.65'
L41	S 87°05'18" E	117.94'
L42	S 02°54'42" W	14.00'
L43	N 87°05'18" W	117.94'
L44	N 02°54'42" E	132.65'
L45	N 87°05'18" W	137.87'
L46	N 02°54'42" E	132.65'
L47	S 87°05'18" E	137.87'
L48	S 02°54'42" W	132.65'
L49	S 87°05'18" E	137.87'
L50	S 02°54'42" W	132.65'
L51	S 87°05'18" E	117.94'
L52	S 02°54'42" W	14.00'
L53	N 87°05'18" W	117.94'
L54	N 02°54'42" E	132.65'
L55	N 87°05'18" W	137.87'
L56	N 02°54'42" E	132.65'
L57	S 87°05'18" E	137.87'
L58	S 02°54'42" W	132.65'
L59	S 87°05'18" E	137.87'
L60	S 02°54'42" W	132.65'
L61	S 87°05'18" E	117.94'
L62	S 02°54'42" W	14.00'
L63	N 87°05'18" W	117.94'
L64	N 02°54'42" E	132.65'
L65	N 87°05'18" W	137.87'
L66	N 02°54'42" E	132.65'
L67	S 87°05'18" E	137.87'
L68	S 02°54'42" W	132.65'
L69	S 87°05'18" E	137.87'
L70	S 02°54'42" W	132.65'
L71	S 87°05'18" E	117.94'
L72	S 02°54'42" W	14.00'
L73	N 87°05'18" W	117.94'
L74	N 02°54'42" E	132.65'
L75	N 87°05'18" W	137.87'
L76	N 02°54'42" E	132.65'
L77	S 87°05'18" E	137.87'
L78	S 02°54'42" W	132.65'
L79	S 87°05'18" E	137.87'
L80	S 02°54'42" W	132.65'
L81	S 87°05'18" E	117.94'
L82	S 02°54'42" W	14.00'
L83	N 87°05'18" W	117.94'
L84	N 02°54'42" E	132.65'
L85	N 87°05'18" W	137.87'
L86	N 02°54'42" E	132.65'
L87	S 87°05'18" E	137.87'
L88	S 02°54'42" W	132.65'
L89	S 87°05'18" E	137.87'
L90	S 02°54'42" W	132.65'
L91	S 87°05'18" E	117.94'
L92	S 02°54'42" W	14.00'
L93	N 87°05'18" W	117.94'
L94	N 02°54'42" E	132.65'
L95	N 87°05'18" W	137.87'
L96	N 02°54'42" E	132.65'
L97	S 87°05'18" E	137.87'
L98	S 02°54'42" W	132.65'
L99	S 87°05'18" E	137.87'
L100	S 02°54'42" W	132.65'

20 0 20 40
SCALE

CORNERSTONE SURVEYING
3501 S. Gary Street, Fort Smith, Arkansas 72903 479.713.1414 www.cornerstone-surveying.com

DATE: 07-07-2026 | PLANNING DEPT. NO.: RP26-09 | JOB #: 26-793 | SCALE: 1" = 20' | CLIENT: WHISLEY LLC | STATE CODE: 500-17N-30W-001-430-72-1969

LEGEND

FOUND IRON PIN	PROP. ACCESS ESMT.	COMPUTED POINT	CONCRETE DRIVE/S INLET
FOUND IRON PIPE	PROP. STORMWATER ESMT.	SET POINT ON LINE	RIGHT-of-WAY
FOUND IRON SPIKE	ORIGINAL LOT LINE	POINT OF BEGINNING	UNDERGROUND GAS LINE
FOUND RAILROAD SPIKE	FENCE CORNER POST	POINT OF COMMENCEMENT	SANITARY SEWER
NAIL W/ WASHER	SET 1/2" REBAR	FENCE LINE	SAN. SEWER MANHOLE
TELEPHONE POST	SET 1/2" REBAR W/ CAP	RECORD DISTANCE	STORM DRAIN MANHOLE
UTILITY POST	SET P.K. NAIL	WATERLINE	UNDERGROUND ELEC.

WATER METER
WATER VALVE
GAS LINE
GAS METER
PIPE TO GROUND
UTILITIES CROSS
SET BRASS CAP

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 26-94985W

This list is compiled mainly from the Washington County Assessor's Office and is further certified through June 26, 2026.

Subject Property:
Current Owner: Wrigley LLC
Parcel Number: 815-23477-000
Property Address: 403 Wayland Dr
Mailing Address: 417 W Maple Ave STE 201, Springdale, AR 72764-5333

Adjoining Property Owners:
Current Owner: Edgar A. Castro
Parcel Number: 815-26003-000
Property Address: 124 Pierce Ave
Mailing Address: 124 Pierce Ave, Springdale, AR 72764

Current Owner: Eden Family Investments L.L.C.
Parcel Number: 815-26002-000
Property Address: 126 Pierce Ave
Mailing Address: 1901 N 13th St, Broken Arrow, OK 74012-8257

Current Owner: Jose Martinez-Aldaco
Parcel Number: 815-23478-000
Property Address: 405 Wayland Dr
Mailing Address: 405 Wayland Dr, Springdale, AR 72764-5439

Current Owner: Campus Edge LLC
Parcel Number: 815-23477-001
Property Address: Wayland Dr
Mailing Address: P.O. Box 8835, Fayetteville, AR 72703-0014

Current Owner: Maria Fino
Parcel Number: 815-23464-000
Property Address: 400 Wayland Dr
Mailing Address: 400 Wayland Dr, Springdale, AR 72764-5440

Current Owner: Alexander Santana Jr. and Laura Santana
Parcel Number: 815-23463-000
Property Address: 406 Wayland Dr
Mailing Address: 406 Wayland Dr, Springdale, AR 72764-5440

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset
Springdale, AR 72762
479-582-9383 fax 479-582-2925

Anissa Maria Ellison

By: _____
Authorized Signatory
Anissa Maria Ellison
Title Agent No.: 20607452

PROJECT AREA

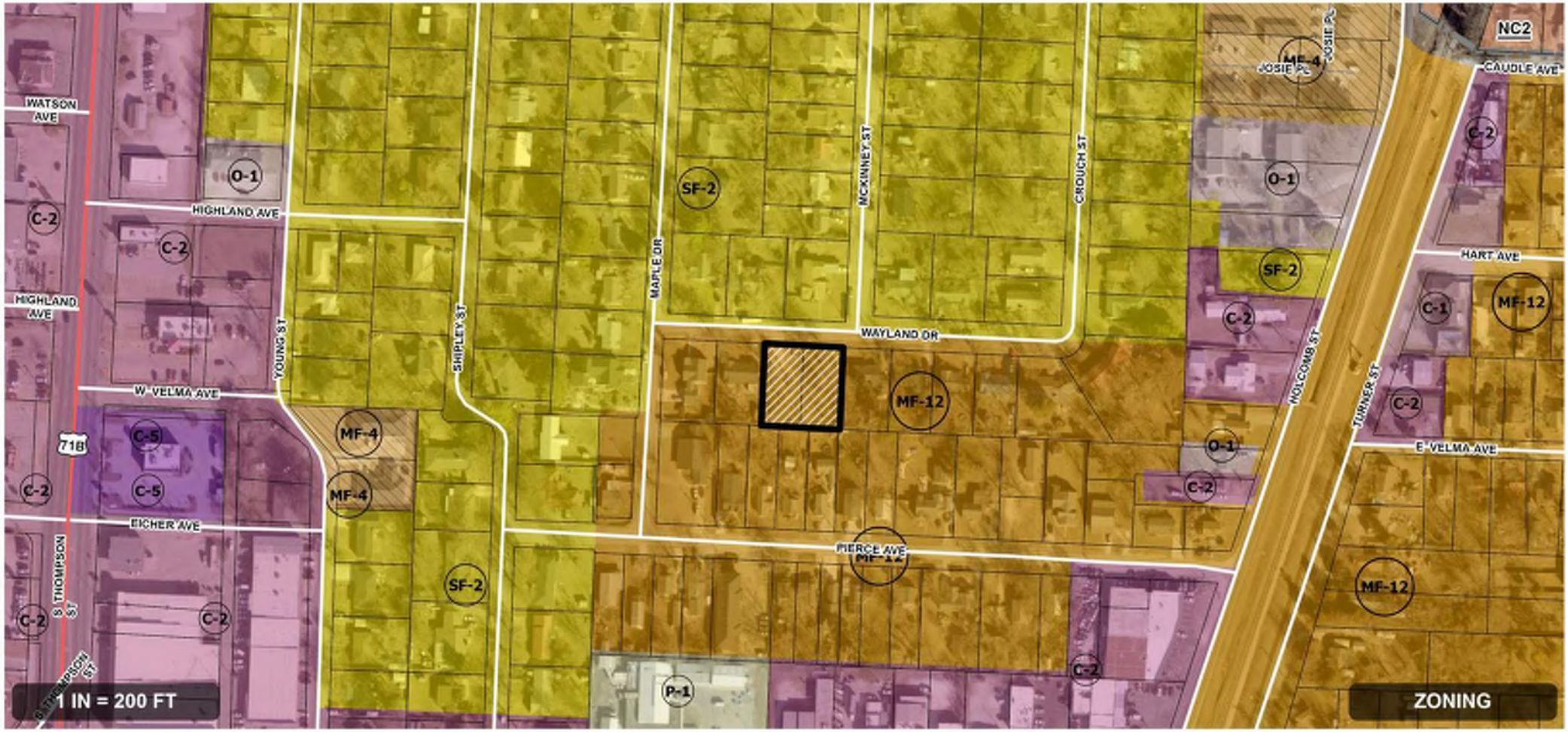
FB26-10: Wrigley, LLC & Campus Edge, LLC

403 Wayland Drive

FB26-10: Boundary Amendment from MF-12 to NR2

RP26-09: Replat of Maple Drive Third Addition, Lots 17 & 18

N



PROJECT AREA

FB26-10: Wrigley, LLC & Campus Edge, LLC

403 Wayland Drive

FB26-10: Boundary Amendment from MF-12 to NR2

RP26-09: Replat of Maple Drive Third Addition, Lots 17 & 18

N

PROJECT AREA

FB26-10: Wrigley, LLC & Campus Edge, LLC

403 Wayland Drive

FB26-10: Boundary Amendment from MF-12 to NR2

RP26-09: Replat of Maple Drive Third Addition, Lots 17 & 18

N

Rezone Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: **FB26-11** **Boundary Amendment**

A request by Campus Edge, LLC for Planning Commission approval of a zone change from Medium Density Multi-Family Residential District (MF-12) to S.E.E.D, specifically Neighborhood Center Type 2 (NC2), for a tract of land containing 0.23 acres.

LOT LOCATION AND SIZE
The 0.23-acre tract is located at 504 E. Velma Avenue. A vicinity map is attached.

EXISTING ZONING
MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12)

REQUESTED ZONING
NEIGHBORHOOD CENTER TYPE 2 (NC2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject property is a corner lot located at the intersection of E. Velma Avenue to the south and Hill Street to the west. It currently has a single-family home situated on it in an MF-12. The surrounding area to the north, south, east, and west contains residential uses in an MF-12.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan does not reflect downtown.
The 2025 Adopted Master Street Plan designates E. Velma Avenue & Hill Street as local streets.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goal of the Form-Based Code and is recommended for approval:

- **Preserve or enhance the existing vibrant, pedestrian-oriented character of these areas while allowing flexibility in use. *(chap. 32, sec 3.5 – FBC purpose)***

SPRINGDALE
WE'RE MAKING IT HAPPEN

Rezoning Application

Date: 06/16/2026 Permit No.: 260197

Applicant / Owner

Applicant Name:	Ross Kephart	Owner Name:	Wrigley LLC
Address:	417 W Maple Ave, Suite 201	Address:	417 W Maple Ave, Suite 201
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	Springdale, AR 72764
Phone:	[Applicant Phone Number]	Phone:	479.313.1886
Email:	[redacted]	Email:	[redacted]
Application Contact:	Applicant		

Property

Job Address:	504 E Velma Avenue	Desired Zoning:	NC-2
Parcel No(s).:	815-22400-000	Total Acreage:	.236
Current Zoning:	MF-12 (SEED)		

Legal Description: SURVEY DESCRIPTION: LOTS 17, 18, AND 19, BLOCK 5,R.L. HAYS ADDITION, IN THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR WRIGLEY LLC, ON 05-27-2026, JOB #26-611), CONTAINING 0.24 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

Layman's Description: Lot is located on the NE corner at the intersection of E Velma Avenue and Hill St.

Review Contact / Intentions

Review Contact:		Address:	
E-mail:		Phone:	

The Petitioner's immediate intentions are to:

1. **Sell** the property **No**, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title
2. **Develop** the property **Yes**, and if so, the proposed use is residential housing
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: An NC-2 zoning designation will allow for increased residential housing density, as well as increase the curb appeal and overall aesthetic of the parcel.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

B. Ross Kephart _____ 06/16/2026

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for Board of Adjustment request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Shelton Rosner (Wrigley LLC)

Printed Name of Applicant(s)

Ross Kephart

Signature of Record Property Owner(s)

Shelton Rosner 7-1-26

Signature of Applicant(s)

7.1.26

Date: 7/1/26

Date: 7.1.26

State of Arkansas)
) ss.
County of Washington

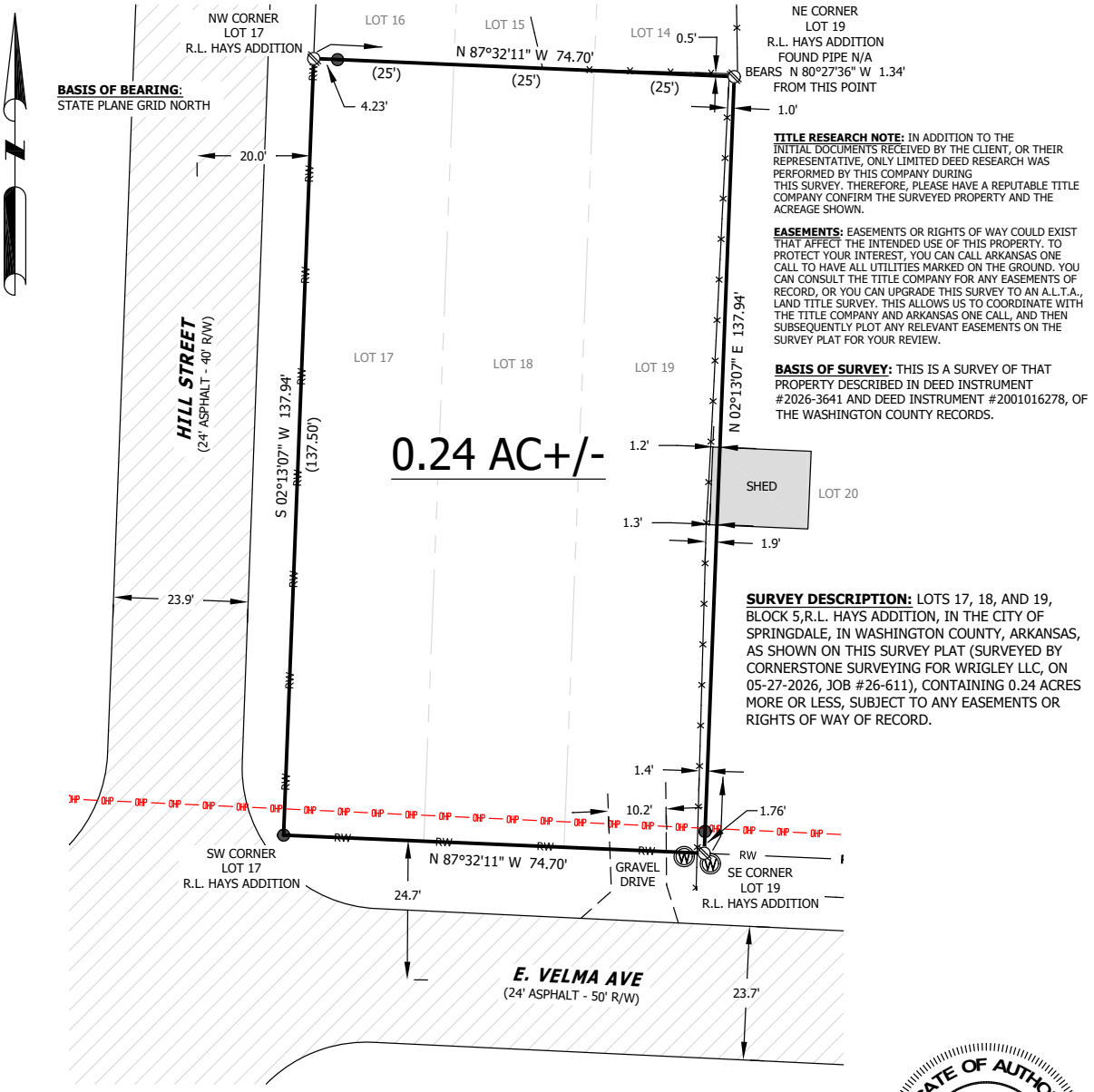
SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 1 **day of** July, **20**26

Notary Public

My commission expires: 07/10/2029

OFFICIAL SEAL
SHERRY BAHENA
NOTARY PUBLIC ARKANSAS
WASHINGTON COUNTY
COMMISSION# 12706073
COMMISSION EXP 07/10/2029

SURVEY FOR WRIGLEY LLC



TITLE RESEARCH NOTE: IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACREAGE SHOWN.

EASEMENTS: EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL ARKANSAS ONE CALL TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A., LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND ARKANSAS ONE CALL, AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

BASIS OF SURVEY: THIS IS A SURVEY OF THAT PROPERTY DESCRIBED IN DEED INSTRUMENT #2026-3641 AND DEED INSTRUMENT #2001016278, OF THE WASHINGTON COUNTY RECORDS.

SURVEY DESCRIPTION: LOTS 17, 18, AND 19, BLOCK 5,R.L. HAYS ADDITION, IN THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR WRIGLEY LLC, ON 05-27-2026, JOB #26-611), CONTAINING 0.24 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

FLOOD STATEMENT: THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "X" OF THE FIRM MAP #05143C0070G, EFFECTIVE ON 01/25/2024 AS PER FEMA.

SURVEY CERTIFICATION: THE SUBJECT PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN ACCORDANCE WITH THE ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS. THIS SURVEY PLAT IS THE INTELLECTUAL PROPERTY OF CORNERSTONE LAND SURVEYING AND CAN BE USED IN ITS ENTIRETY BY THE CLIENT SHOWN, OR THEIR REPRESENTATIVES, WITHIN 90 DAYS OF THIS DATE:

COY N. SIGMON, PLS #1969 DATE 05/27/2026

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1969
SIGNATURE
COY N. SIGMON

CERTIFICATE OF AUTHORIZATION
CORNERSTONE LAND SURVEYING INC
NO. 1444-S
ARKANSAS

20 0 20 40
SCALE

CORNERSTONE SURVEYING
3501 S. Gary Street, Fort Smith, Arkansas 72903 479.763.1414 www.cornerstone-surveying.com

DATE	05/27/2026	DRAWN BY	C. SIGMON
SCALE	1" = 20'	JOB#	26-611
STATE CODE	500-17N-30W-0-01-130-72-1969		
CLIENT	WRIGLEY LLC		

LEGEND

○ FOUND IRON PIN	⊠ FOR. SERV. MONUMENT	⦻ COMPUTED POINT	HVA/E HIGH VOLTAGE A/E
◎ FOUND IRON PIPE	⊘ CORP MARKER	▼ SET POST ON LINE	R/W RIGHT OF WAY
△ FOUND IRON SPIKE	⊗ FND. ALUM. CAP OR MON.	POB POINT OF BEGINNING	—G— UNDERGROUND GAS LINE
□ FOUND SET STONE	■ FENCE CORNER POST	POC POINT OF COMMENCEMENT	U/P UNDERGROUND PHONE
⊠ R/W MARKER	● SET ½" REBAR	-x-x-x- FENCE LINE	UGE UNDERGROUND ELEC.
▽ FOUND "T" POST	⊙ SET 2" CAP-½" REBAR	(XXX.XX') RECORD DISTANCE	— SS — SANITARY SEWER
◇ FOUND R.R. SPIKE	◆ SET R.R. SPIKE	–OHP– OVERHEAD POWER	Ⓢ MANHOLE

Ⓦ	WATER METER
WV	WATER VALVE
W	WATER LINE
Ⓖ	GAS METER
FH	FIRE HYDRANT
U/E	UTILITIES ESMT.
SBL	SET BACK LINE

Realty Title & Closing Services LLC

3866 W. Sunset Avenue
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 26-92857S

Subject Property:
Current Owner: Wrigley LLC
Parcel Number: 815-22400-000
Property Address: 504 E Velma Ave
Mailing Address:

Adjoining Property Owners:
Current Owner: Oscar Orellana and Santos Orellana
Parcel Number: 815-22467-000
Property Address: 503 E Velma Ave
Mailing Address: 3026 Chadwick St, Springdale, AR 72764

Current Owner: Pablo Fernando Hernandez Vargas
Parcel Number: 815-22466-000
Property Address: 511 E Velma Ave
Mailing Address: 511 E Velma Ave, Springdale, AR 72764

Current Owner: Margarita Sanabria
Parcel Number: 815-22452-000
Property Address: 429 E Velma Ave
Mailing Address: 429 E Velma Ave, Springdale, AR 72764

Current Owner: Jim Jones Investment Inc.
Parcel Number: 815-22420-000
Property Address: 430 E Velma Ave
Mailing Address: 15531 Cow Face Rd, Lowell, AR 72745-9442

Current Owner: James F. Julian and Eloise D. Julian
Parcel Number: 815-22406-000
Property Address: 429 Hart Ave
Mailing Address: 429 Hart Ave, Springdale, AR 72764-5635

Current Owner: Ovidio Antonio Duarte and Marta I. Duarte
Parcel Number: 815-22401-000
Property Address: 512 E Velma Ave
Mailing Address: 514 E Velma Ave, Springdale, AR 72764

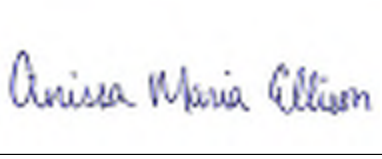
Current Owner: Brian Bailey
Parcel Number: 815-22399-000
Property Address: 501 Hart Ave
Mailing Address: 501 Hart Ave, Springdale, AR 72764

Current Owner: Sandra Rico-Garcia
Parcel Number: 815-22398-000
Property Address: 503 Hart Ave
Mailing Address: 503 Hart Ave, Springdale, AR 72764

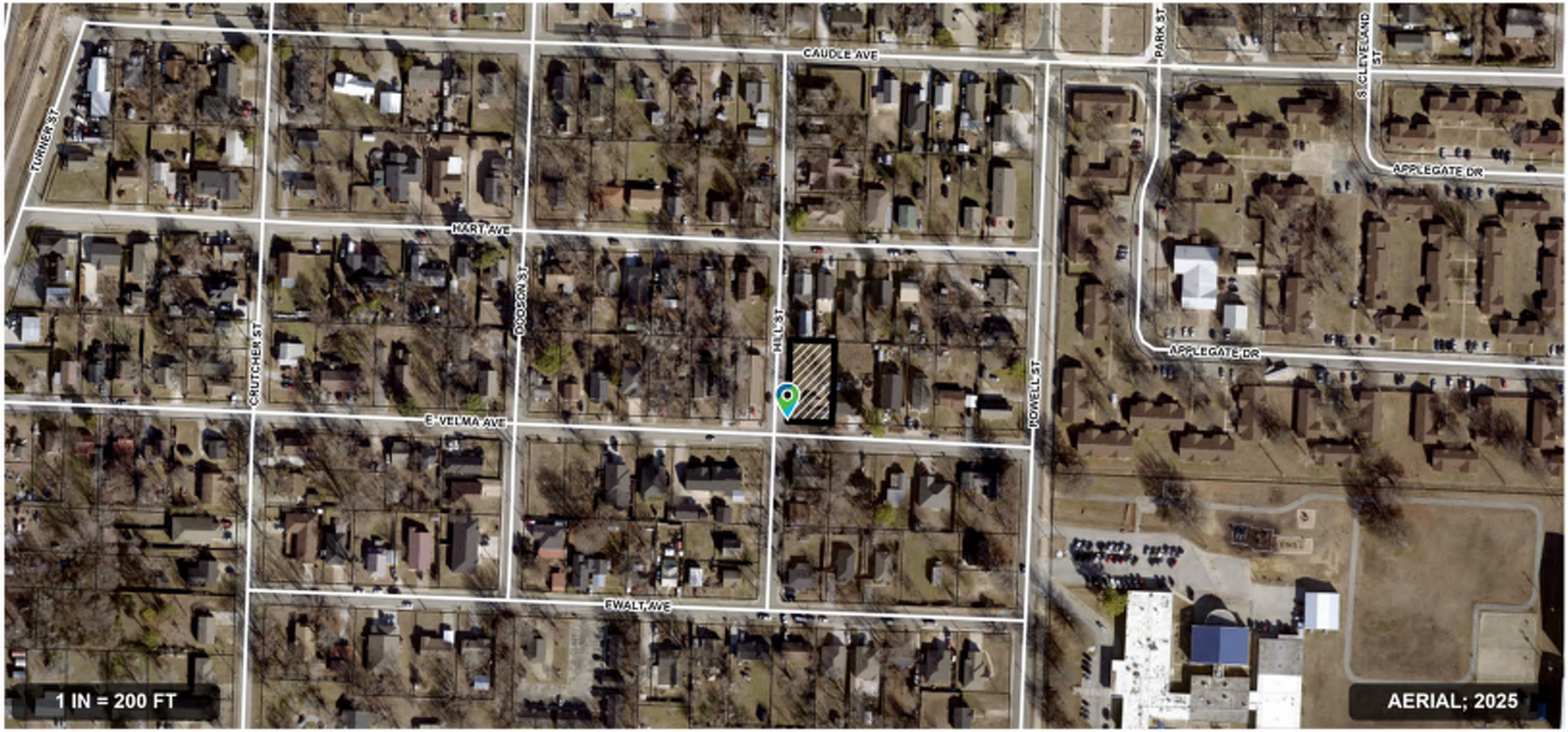
Current Owner: Erlis C. Gonzalez
Parcel Number: 815-22397-000
Property Address: 505 Hart Ave
Mailing Address: 505 Hart Ave, Springdale, AR 72764

This list is compiled mainly from the Washington County Assessor's Office and is further certified through June 26, 2026.

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset Avenue
Springdale, AR 72762
479-582-9383 fax 479-582-2925



By: _____
Authorized Signatory
Anissa Maria Ellison
Title Agent No.: 20607452



PROJECT AREA

PUBLIC NOTICE

FB26-11: Wrigley, LLC

504 E. Velma Avenue

Boundary Amendment from MF-12 to NC2

N

PROJECT AREA

PUBLIC NOTICE

FB26-11: Wrigley, LLC

504 E. Velma Avenue

Boundary Amendment from MF-12 to NC2

N

PROJECT AREA

PUBLIC NOTICE

FB26-11: Wrigley, LLC

504 E. Velma Avenue

Boundary Amendment from MF-12 to NC2

N

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: Cesar Polanco	Name: SAME AS PROPERTY OWNER
E-mail: [redacted]	E-mail:
Address: 1013 Ritter St Springdale, AR, 72764	Address:
Phone: 316-550-2659	Phone:
Site/ Location: 1013 Ritter St	Current Zoning:
Assessor's Parcel Number(s): 815-20807-000	Rezone Required:
	Total Acreage:

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 6/5/2026 Project Number: B26-64

Date Accepted as Complete: 7/22/2026 Receipt Number: 5096

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☐

Describe your variance request:

I am requesting a reduction of the side setback from 8 feet to 5 feet to allow an addition of two bedrooms and one bathroom to my home. The home currently has only one bedroom, and the addition is needed to provide adequate living space for my growing family after the birth of my child.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Strict application of the 8-foot side setback significantly limits the buildable area of the property. Without the variance, the property cannot adequately accommodate the needs of my family.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

I would have sufficient space to add needed living areas for my family. This request addresses a practical hardship related to the limited size and layout of the existing home rather than a special privilege or convenience.

Record Property Owner(s): Cesar Polanco

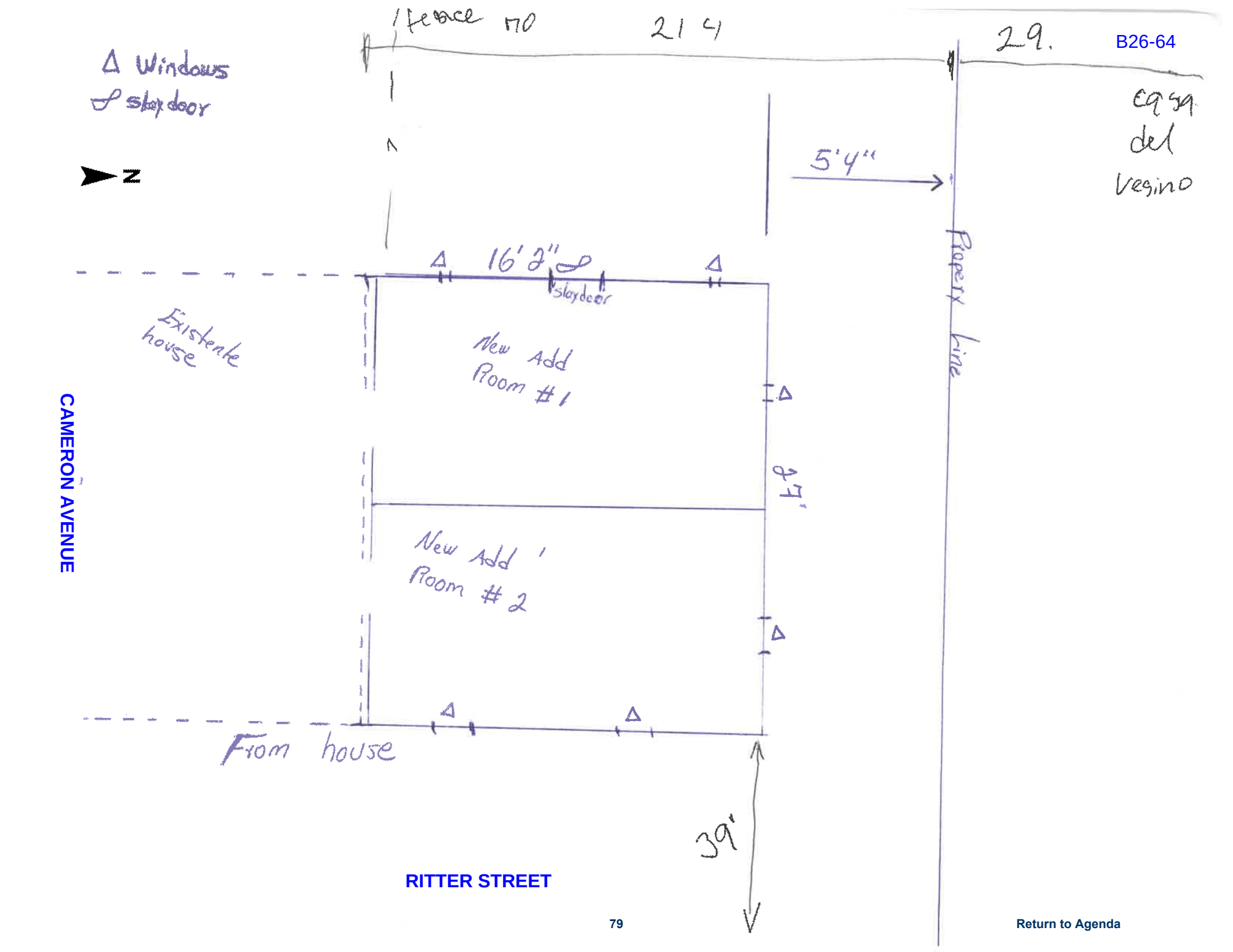
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Cesar Polanco

Signature: _____ Date: 06-05-26

Name of Representative (if applicable): _____

Signature: _____ Date: _____



Return to Agenda

LIST OF ADJACENT PROPERTY

REBECCA F. & RICKY J. MCCALL
1011 RITTER ST, SPRINGDALE, AR 72764-2324

CHC HAGER INVESTMENTS I, LLC
4728 PARSONS RD, SPRINGDALE, AR 72764

BOBBY J. & VIOLA I. RAKES
1015 RITTER ST, SPRINGDALE, AR 72764-2329

ALONSO L. & BLANCA M. GONZALEZ
1012 RITTER ST, SPRINGDALE, AR 72764

RONALD LYNN & ROSETTA L RIDDLE
1010 RITTER ST, SPRINGDALE, AR 72764-2330

PROJECT AREA

PUBLIC NOTICE

B26-64: Cesar Polanco

1013 Ritter Street

Variance for Reduction of Side Setback from 8' to 5'

N

PROJECT AREA

PUBLIC NOTICE

B26-64: Cesar Polanco

1013 Ritter Street

Variance for Reduction of Side Setback from 8' to 5'

N

TABLED PER STAFF

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: August 4, 2026
Re: **R26-34** **Rezone**

A request by Honey Properties, LLC, Mike Acuff, Cameron and Kris Honey for Planning Commission approval of a zone change from an Agricultural District (A-1) to a General Commercial District (C-2) for a tract of land containing 1.8 acres.

LOT LOCATION AND SIZE
The 1.8-acre tract is located at 4376 Twin Oaks Drive, 3525 Wagon Wheel Road & parcel south of 3525 Wagon Wheel Road. A vicinity map is attached.

EXISTING ZONING
AGRICULTURAL DISTRICT (A-1)

REQUESTED ZONING
GENERAL COMMERCIAL DISTRICT (C-2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The tract contains a non-conforming commercial use in an A-1. The areas to the north and east have commercial uses in a C-2 and C-5 zoning. The area to the west contains 2 large A-1 tracts containing single-family dwellings. The area to the south contains several non-conforming residential sites in an A-1, also accessed by Twin Oaks Drive.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Neighborhood Commercial.
The Master Street Plan designates Wagon Wheel Road as an arterial.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- **Assure adequate land allocation for commercial areas of sufficient size and in proper locations**
- **Encourage the development of a wide range of commercial development for the residents and tourists to include neighborhood, community, and regional centers.**
- **Promote the viability of older commercial properties as well as new commercial development.**

TABLED PER STAFF

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)

Name: Cameron Honey

E-mail:

Address: 2482 W Honey lane
Fayetteville AR 72704

Phone: 479-530-2227

Site/ Location: 3525 Wagon Wheel Rd Springdale

Assessor's Parcel Number(s):

Current Zoning: A-1

Proposed Zoning: C-2

Total Acreage:

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $175.00

STAFF USE ONLY

Date Application Submitted: 07/08/2026

Project Number: R26-34

Date Accepted as Complete:

Receipt Number: 5844

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☒ Representative ☐

Record Property Owner(s): Honey Properties LLC / Mike Acuff

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

See warranty deed

Layman's Description: 3525 Wagon Wheel Rd Springdale

The **petitioner** hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **petitioner** requests the following zoning classification:

FROM (current zoning): A-1

TO (proposed zoning): C-2

TABLED PER STAFF

The **petitioner's** immediate intentions are to:

1. **Sell** the property **YES** / **NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **YES** / **NO**.

2. **Develop** the property **YES** / **NO**, and if so, the proposed use is General Commercial

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:
   No Effect, no impact

The **petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: Cameron Honey

Mailing Address: 2482 W Honey lane Fayetteville, AR 727 of

Phone Number: 479-530-2227 Email:

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for Conditional Use request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all of all material facts have been made.

Printed Name of Record Property Owner(s)

Michael Acuff

Printed Name of Applicant(s)

Signature of Record Property Owner(s)

Signature of Applicant(s)

Date: 17 July 26

Date:

State of Arkansas)
) ss.
County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 17th **day of** July, **20** 26

SINTIA HERRERA
Notary Public - Arkansas
Washington County
Commission # 00005430
My Commission Expires Oct 30, 2034

Notary Public

My commission expires: Oct 30, 2034

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for conditional use request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Cameron Honey

Printed Name of Applicant(s)

Riley Borgerding

Signature of Record Property Owner(s)

Signature of Applicant(s)

Date: 3-2-26

Date: 3-2-26

State of Arkansas)
) **ss.**
County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 2 **day of** March, **20**26.

Fatima Alba

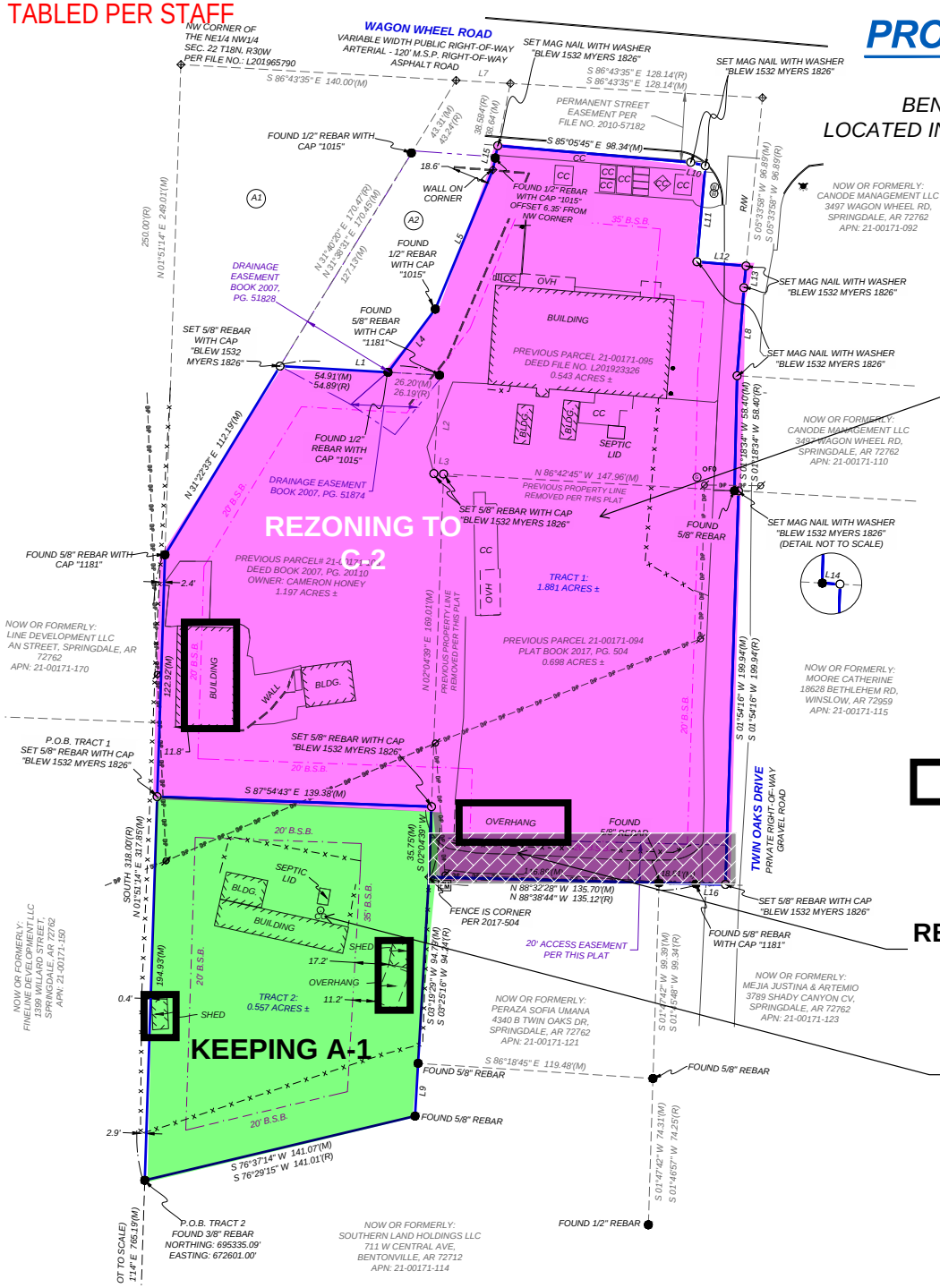
Notary Public

My commission expires: 1-20-2034

FATIMA ALBA
Notary Public-Arkansas
Washington County
My Commission Expires 01-30-2034
Commission # 00000184

PROPERTY LINE ADJUSTEMENT

4376 TWIN OAKS DRIVE,
BENTON COUNTY, SPRINGDALE, ARKANSAS 72762
LOCATED IN: SECTION 22, TOWNSHIP 18 NORTH, RANGE 30 WEST



REZONING

SETBACK ENCROACHMENTS

PAVING REQUIREMENT

MINIMUM LOT SIZE FROM 2 TO .557 ACRES

Return to Agenda

TABLED PER STAFF

SPRINGDALE
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www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: CAMERON HONEY	Name:
E-mail: [redacted]	E-mail:
Address: 2482 W HONEY LANE, FAYETTEVILLE AR 72704	Address:
Phone: 479-530-2227	Phone:
Site/ Location: 3525 WAGON WHEEL RD SPRINGDALE AR	Current Zoning:
Assessor's Parcel Number(s): 21-00171-103, 21-00171-095, & 21-00171-094	Rezone Required:
	Total Acreage:

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 07/15/2026 Project Number: B26-77

Date Accepted as Complete: Receipt Number: 5962

TABLED PER STAFF

B26-77

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☐

Describe your variance request:

VARIANCE FROM PAVING REQUIREMENTS FOR THE ACCESS EASEMENT

VARIANCE FOR REDUCTION OF SETBACKS FROM 20 FEET TO 10 FEET

REDUCTION OF MINIMUM LOT SIZE OF TRACT 2 FROM 2 ACRES TO 0.657 ACRES

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

SETBACK VARIANCE DUE TO STRUCTURES POSSIBLY ENCROACHING AFTER PENDING REZONE, HOWEVER THE BUILDINGS WILL BE DEMOLISHED AND RELOCATED REMOVING ANY POTENTIAL ENCROACHMENTS.

THE PAVING REQUIREMENT WILL NOT IMPACT THE SUBJECT PROPERTY OR SURROUNDING PROPERTIES, AND WILL HAVE NO BENEFIT TO THE CURRENT ACCESS SITUATION.

CURRENT ZONING OF TRACT 2 DOES NOT MEET MINIMUM LOT AREA REQUIREMENT

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

MAJORITY OF TWIN OAKS DRIVE IS GRAVEL AND GIVES ACCESS TO 13 OTHER LAND OWNERS. PAVING THE 25' ACCESS EASEMENT AREA WOULD HAVE NO IMPACT ON THE CURRENT ACCESS SITUATION.

Record Property Owner(s): HONEY PROPERTIES LLC / MIKE ACUFF

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: CAMERON HONEY

Signature: Cameron Honey Date: 07/14/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

BLEW
Surveying | Engineering | Environmental

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS (LS26-16 HONEY PROPERTIES, LLC)
07/09/2026

PARCEL ID	OWNER NAME	PROPERTY ADDRESS	MAILING ADDRESS
21-00171-100	ACUFF, ALICE & LOTHES, PEGGY & ACUFF, MARK	3581 WAGON WHEEL RD SPRINGDALE AR 72762	13290 KENNETH PRICE RD SPRINGDALE AR 72762-4216
21-00171-096	HONEY REVOCABLE TRUST, CAMERON & KRIS	WAGON WHEEL RD SPRINGDALE, AR 72762	2482 W HONEY LN FAYETTEVILLE AR 72704
21-00154-070	CITY OF SPRINGDALE	WAGON WHEEL RD & WILDWOOD LN SPRINGDALE AR 72762	201 SPRING ST SPRINGDALE AR 72764
21-00171-092	CANODE MANAGEMENT LLC	3497 WAGON WHEEL RD SPRINGDALE AR 72762	3497 WAGON WHEEL RD SPRINGDALE AR 72762
21-00171-110	CANODE MANAGEMENT LLC	TWIN OAKS DR SPRINGDALE AR 72762	3497 WAGON WHEEL RD SPRINGDALE AR 72762
21-00171-115	MOORE, CATHERINE	TWIN OAKS DR SPRINGDALE AR 72762	18628 BETHLEHEM RD WINSLOW AR 72959
21-00171-123	MEJIA, JUSTINA & ARTEMIO	4345 TWIN OAKS SPRINGDALE AR 72762	3789 SHADY CANYON CV SPRINGDALE AR 72762
21-00171-114	SOUTHERN LAND HOLDINGS LLC	TWIN OAKS DR SPRINGDALE AR 72762	711 W CENTRAL AVE BENTONVILLE AR 72712
21-00171-150	FINELINE DEVELOPMENT LLC	4315 N 40TH ST SPRINGDALE AR 72762	1399 WILLARD ST SPRINGDALE AR 72762
21-00171-170	FINELINE DEVELOPMENT LLC	3653 WAGON WHEEL RD SPRINGDALE AR 72762	806 HOLIMAN ST SPRINGDALE AR 72762-5125

Return to Agenda

TABLED PER STAFF

PROJECT AREA

PUBLIC NOTICE

R26-34: Honey Properties, LLC, Cameron & Kris Honey, & Mike Acuff

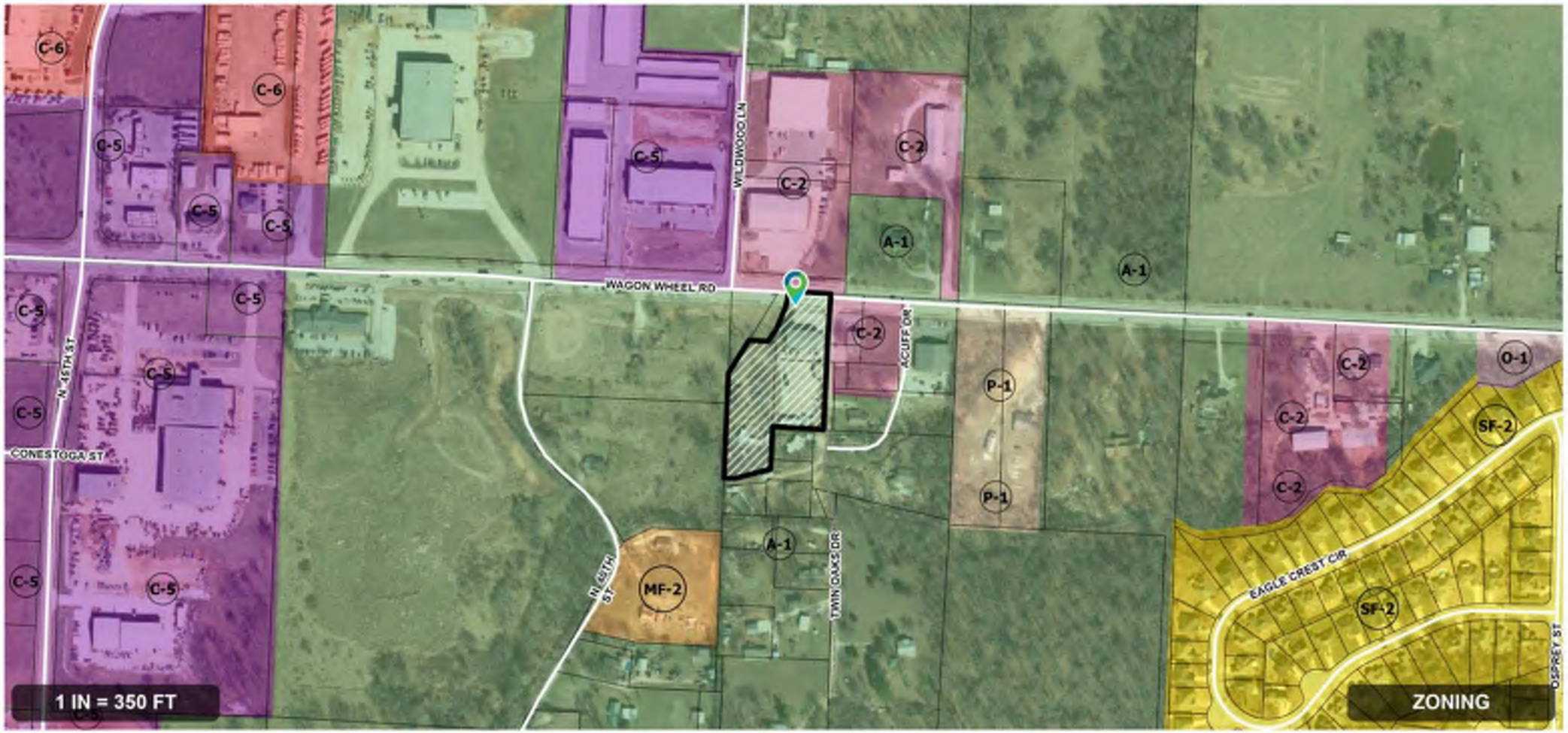
4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & parcel south of 3525 Wagon Wheel Road

R26-34: Rezone From A-1 to C-2

B26-77: Variance from Paving Requirements, for Reduction of Rear & Side Setbacks, & from Minimum Lot Size in an A-1

N

TABLED PER STAFF



PROJECT AREA

PUBLIC NOTICE

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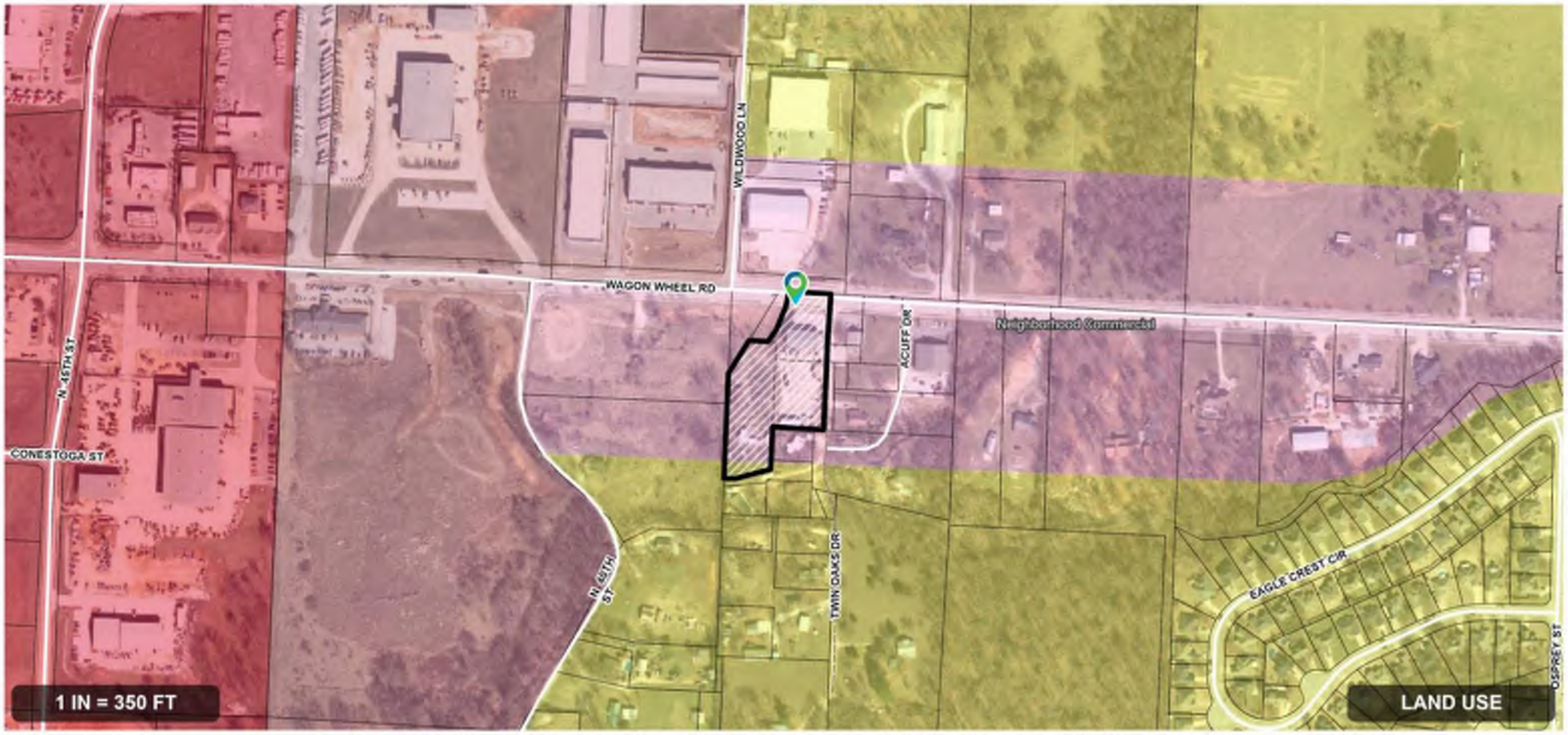
TABLED PER STAFF



PROJECT AREA

PUBLIC NOTICE

R26-34: Honey Properties, LLC, Cameron & Kris Honey, & Mike Acuff

4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & parcel south of 3525 Wagon Wheel Road

R26-34: Rezone From A-1 to C-2

B26-77: Variance from Paving Requirements, for Reduction of Rear & Side Setbacks, & from Minimum Lot Size in an A-1

N

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: August 4, 2026
Re: **R26-35 Rezone**

A request by Nets Global Holdings, LLC, for Planning Commission approval of a zone change from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) for a tract of land containing 8.95-acres.

LOT LOCATION AND SIZE
The 8.95-acre tract is located at 4876 N. Thompson Street, north of Wagon Wheel Rd. A vicinity map is attached.

EXISTING ZONING
GENERAL COMMERCIAL DISTRICT (C-2)

REQUESTED ZONING
THOROUGHFARE COMMERCIAL DISTRICT (C-5)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The site contains a commercial use in a C-2, home to trailer displays on a non-conforming gravel lot. The area to the north contains Graham Road and ARDOT ROW, as 612 Northern Bypass will be directly north of this site. The area to the south contains a commercial use in a C-5 and the area to the east has commercial uses in a C-2 and C-6. The area to the west is Chief Truman Brewer and undeveloped land in an A-1.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates regional commercial.
The Master Street Plan designates N. Thompson Street as an arterial.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- **Promote the viability of older commercial properties as well as new commercial development.**
- **Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service and office uses where high traffic volumes and utility demands can be served and more extensive outdoor display of materials will be expected and permitted that has frontage and or access to state and federal highways.**

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)

Name: Nets Global Holdings LLC

E-mail:

Address: 8528 Davis BLVD STE 134-369 N

Richland Hills, Texas 76182-8367

Phone: 972-200-2525

Site/ Location: 4876 N Thompson St

Assessor's Parcel Number(s): 21-00141-001

Current Zoning: C-2 General Commercial District

Proposed Zoning: C-5 Thoroughfare Commercial District

Total Acreage: 8.95 AC

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☒ A copy of the warranty deed indicating ownership of the property.
- ☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☒ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☒ A layman's description of the property (physical address if possible).
- ☒ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☒ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☒ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☒ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☒ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☒ $175.00

STAFF USE ONLY

Date Application Submitted: 7/14/26

Project Number: R26-35

Date Accepted as Complete: 7/21/26

Receipt Number: 5979

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☐ Representative ☒

Record Property Owner(s): Nets Global Holdings LLC (Owner) , Bespoke Holdings Company (Buyer)

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A PART OF THE SE-1/4 OF THE SE-1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING IN THE GRAHAM ROAD RIGHT-OF-WAY; THENCE WITH THE NORTH LINE OF SAID 40 ACRE TRACT, BEING ALSO WITHIN THE GRAHAM ROAD RIGHT-OF-WAY S 88 DEGREES 09'E 1273.16 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF US HIGHWAY 471 ;THENCE WITH SAID RIGHT-OF-WAY S 0 DEGREES 23' W 10.00 FEET; THENCE S 2 DEGREES 29' E 200.30 FEET; THENCE 5 0 DEGREES 23' W 120.21 FEET; THENCE LEAVING US HIGHWAY 471 RIGHT-OF-WAY N 88 DEGREES 08' 53" W 1281.68 FEET TO THE WEST LINE OF SAID SE-1/4 OF THE SE-1/4; THENCE N 0 DEGREES 06'43" E 330.00 FEET WITH SAID 40 LINE TO THE POINT OF BEGINNING LESS & EXCEPT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT BEING USED AS THE SOUTH 1/16 CORNER OF SECTION 13 AND SAID SECTION 14; THENCE ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 86°22'17" WEST A DISTANCE OF 40.59 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 71B AS ESTABLISHED BY AHTD JOB 9583 AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 2°40'09" WEST A DISTANCE OF 20.99 FEET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 0°11'36" EAST A DISTANCE OF 200.25 FEET; THENCE SOUTH 2°40'00" WEST A DISTANCE OF 121.82 FEET TO A POINT; THENCE NORTH 86°03'59" WEST A DISTANCE OF 9.04 F EET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 71B AS ESTABLISHED BY ARDOT JOB 090621; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, NORTH 1°12'26" EAST A DISTANCE OF 249.63 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RELOCATED U.S. HIGHWAY 412 AS ESTABLISHED BY ARDOT JOB 090621; THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 45°37'28" WEST A DISTANCE

Layman's Description: 4876 N Thompson St

The **petitioner** hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **petitioner** requests the following zoning classification:

FROM (current zoning): C-2 General Commercial District

TO (proposed zoning): C-5 Thoroughfare Commercial District

The **petitioner's** immediate intentions are to:

1. **Sell** the property **YES / NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **YES / NO** .

2. **Develop** the property **YES** / **NO** , and if so, the proposed use is Outdoor Storage.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

   Adjacent properties and neighborhoods will not be effected by this proposed zoning. The proposed zoning aligns with the historic usage of the site and aligns with the zoning of adjacent properties.

The **petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: Bates & Associates

Mailing Address: 7230 S Pleasant Ridge Drive, Fayetteville, Arkansas 72704

Phone Number: 479-442-9350 Email: _____

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached petition for Rezoning request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Nets Global Holdings LLC (Owner)

Bespoke Holdings Company (Buyer)

Printed Name of Applicant(s)

Hunter McCutcheon

Signature of Record Property Owner(s)

6/23/26

06.23.26

Date:

Signature of Applicant(s)

Date: 06.23.26

State of Arkansas)
) ss.
County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 23rd **day of** June, 2026.

Notary Public

My commission expires: 1/31/27

Embry L Thomas
Notary Public
Commission # 12358206
Washington County, Arkansas
Expires January 31, 2027

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Bates & Associates - Hunter McCutcheon	Name: Nets Global Holdings LLC
E-mail:	E-mail:
Address: 7230 S Pleasant Ridge Drive	Address: 8528 Davis BLVD STE 134-369 N
Fayetteville, AR 72704	Richland Hills, TX 76182-8367
Phone: 479-442-9350	Phone: 972-200-2525
Site/ Location: 4876 N Thompson St	Current Zoning: C-2 General Commerical
Assessor's Parcel Number(s): 21-00141-001	Rezone Required: N/A
	Total Acreage: 8.95

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☒ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☒ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☒ $75.00

STAFF USE ONLY

Date Application Submitted: 7/14/26 Project Number: B26-79

Date Accepted as Complete: 7/21/26 Receipt Number: 5979

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

Requesting a variance from paving requirements to allow for gravel outdoor storage areas on the current site.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

If paving is required, this limits the flexibility and potential uses for this site. This site is expected to serve at minimum 2 tenants once completed. The variance for paving requirements will allow for the overall use of outdoor storage with the option to develop the site for different uses within the C-5 zoning if another tenant were to occupy the site and desire a usage outside of outdoor storage.

8.95 AC

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Subject property has historically been used as a gravel outdoor storage for semi trailers. This site features the possibility of serving multiple tenants in the future. Utilizing the existing gravel surface will allow for an easier transition if another tenant was to occupy part of the property without requiring removal and replacement of an asphalt or concrete surface. This also would allow for other commercial uses outside of outdoor storage if a tenant desired to operate a business that fits into the C-5 zoning category.

Record Property Owner(s): Nets Global Holdings LLC

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Bates & Associates - Hunter McCutcheon

Signature: Hunter McCutcheon Date: 07/02/26

Name of Representative (if applicable): Bates & Associates - Hunter McCutcheon

Signature: Hunter McCutcheon Date: 07/02/26

1. PARCEL# 21-00141-004, 21-00104-003, 21-00142-011, 21-00103-002, 21-00105-002
   ARKANSAS STATE HIGHWAY COMMISSION
   PO BOX 2261
   LITTLE ROCK, ARKANSAS 72203
   ZONED: N/A

2. PARCEL# 21-00105-000
   SCOTT EQUIPMENT PROPERTIES LLC
   1503 N 19TH STREET
   MONROE, LA 71201
   ZONED: C-2

3. PARCEL# 21-000106-000
   WGST LLC
   1435 WOODSON ROAD
   ST. LOUIS, MO 63132-2506
   ZONED: C-2

4. PARCEL# 21-00104-000
   BRYAN HUNT LLC
   2369 IVEY LANE
   SPRINGDALE, AR 72764
   ZONED: C-6

5. PARCEL# 21-00141-000
   MCFRYAR LLC
   149 N PLEASANT RIDGE DR
   ROGERS, AR 72756
   ZONED: C-5

6. PARCEL# 21-00141-003
   MCCLARD, BILL & PAULA & MCCLARD & MCCLARD JOINT TRUST, BILLY WAYNE & PAULA N
   149 N PLEASANT RIDGE DR
   ROGERS, AR 72756
   ZONED: C-5

7. PARCEL# 21-00142-010
   BLEVINS REVOCABLE TRUST, LONETA I
   3302 W PERRY ROAD
   ROGERS, AR 72758-1401
   ZONED: A-1

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
07/13/26
BATES & ASSOCIATES, INC #335
NOT FOR CONSTRUCTION

DRAWN BY: ENGINEER: ENGINEER

REVISIONS

DESCRIPTION	DATE
REZONING & VARIANCE APPLICATION	07/13/26

GRAHAM & 71B OUTDOOR STORAGE
REZONING APPLICATION
SITE PLAN
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJ. NUMB

DRAWING NO.
SP01

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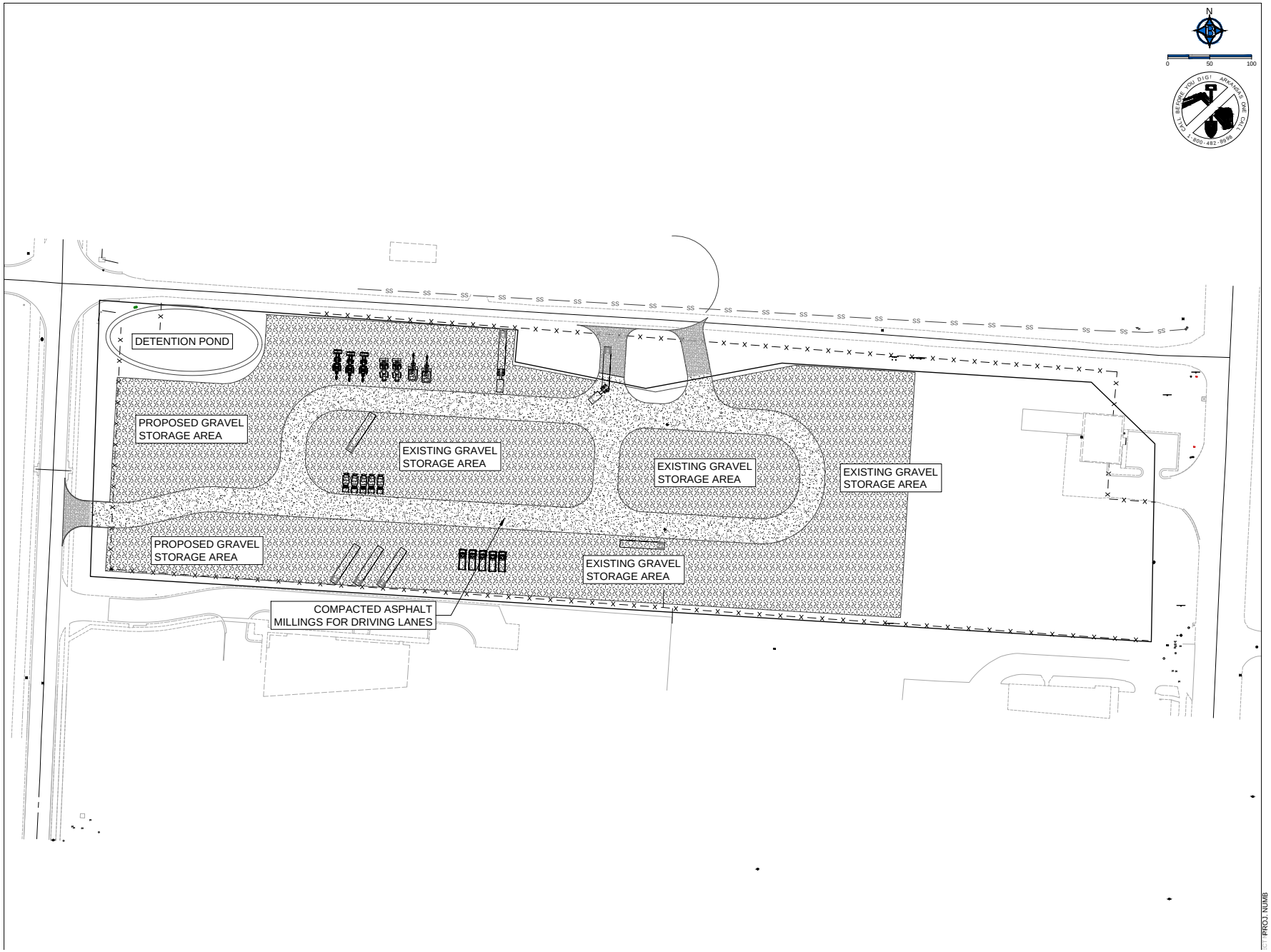


STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
07/13/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC
#335
NOT FOR CONSTRUCTION

ENGINEER: ENGINEER
DRAWN BY: DRAWN BY
Copyright © 2026 Bates & Associates, Inc.

REVISIONS

DESCRIPTION	DATE
REZONING & VARIANCE APPLICATION	07/13/26

GRAHAM & 71B OUTDOOR STORAGE
REZONING APPLICATION
SITE PLAN
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJ. NUMB

DRAWING NO.
SP02

BATES
Engineers · Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

July 9th, 2025

RE: Adjoining Property Owners

To the City of Springdale Planning Staff. I, Derrick Thomas, Licensed Surveyor #1642, do certify the following list of adjoining property owners adjacent to the subject property.

Derrick Thomas, P.L.S.

Subject Property: 21-00141-001
Subject Property Owner: Nets Global Holdings LLC

Parcel: 21-00141-004, 21-00104-003, 21-00142-011, 21-00103-002 & 21-00105-002, 21-00118-010
Owner: Arkansas State Highway Commission
Address: PO Box 2261
Little Rock, AR 72203

Parcel: 21-00142-010
Owner: Blevins Revocable Trust, Loneta M
Address: 3302 W Perry Rd
Rogers, AR 72758-1401

Parcel: 21-00105-000
Owner: Scott Equipment Properties LLC
Address: 1503 N 19th St
Monroe, LA 71201

Parcel: 21-00106-000
Owner: WGST LLC
Address: 1435 Woodson Rd
St Louis, MO 63132-2506

Parcel: 21-00104-000
Owner: Bryan Hunt LLC
Address: 2369 Ivey Ln
Springdale, AR 72764

Parcel: 21-00141-000
Owner: McFryar LLC
Address: 149 N Pleasant Ridge Dr
Rogers, AR 72756

Parcel: 21-00141-003
Owner: McClard, Bill & Paula & McClard & McClard Joint Trust, Billy Wayne & Paula N
Address: 149 N Pleasant Ridge Dr
Rogers, AR 72756

PROJECT AREA

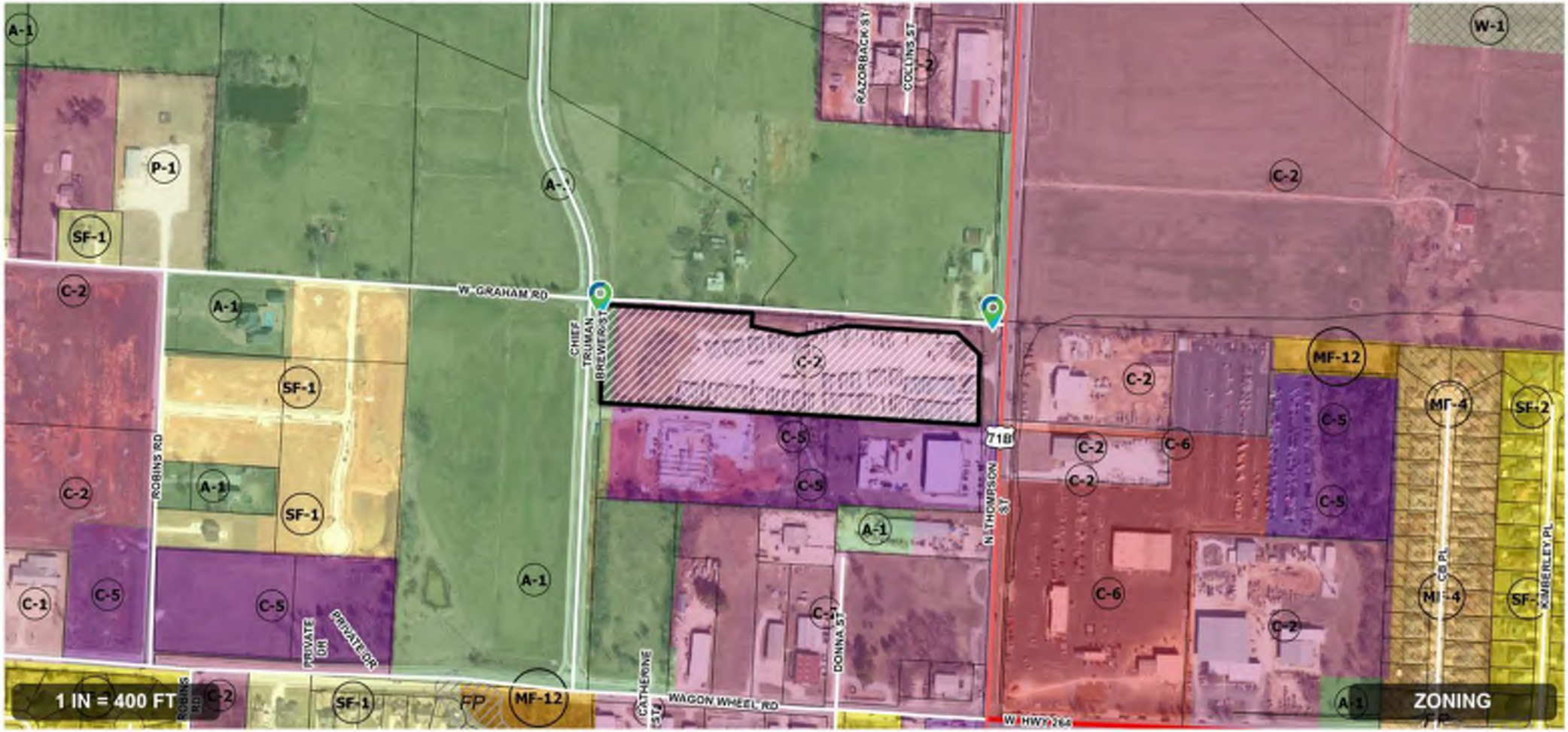
PUBLIC NOTICE

R26-35: Nets Global Holdings, LLC

4876 N. Thompson Street

R26-35: Rezone from C-2 to C-5 | B26-79: Variance from Paving Requirements

N



PROJECT AREA

PUBLIC NOTICE

R26-35: Nets Global Holdings, LLC

4876 N. Thompson Street

R26-35: Rezone from C-2 to C-5 | B26-79: Variance from Paving Requirements

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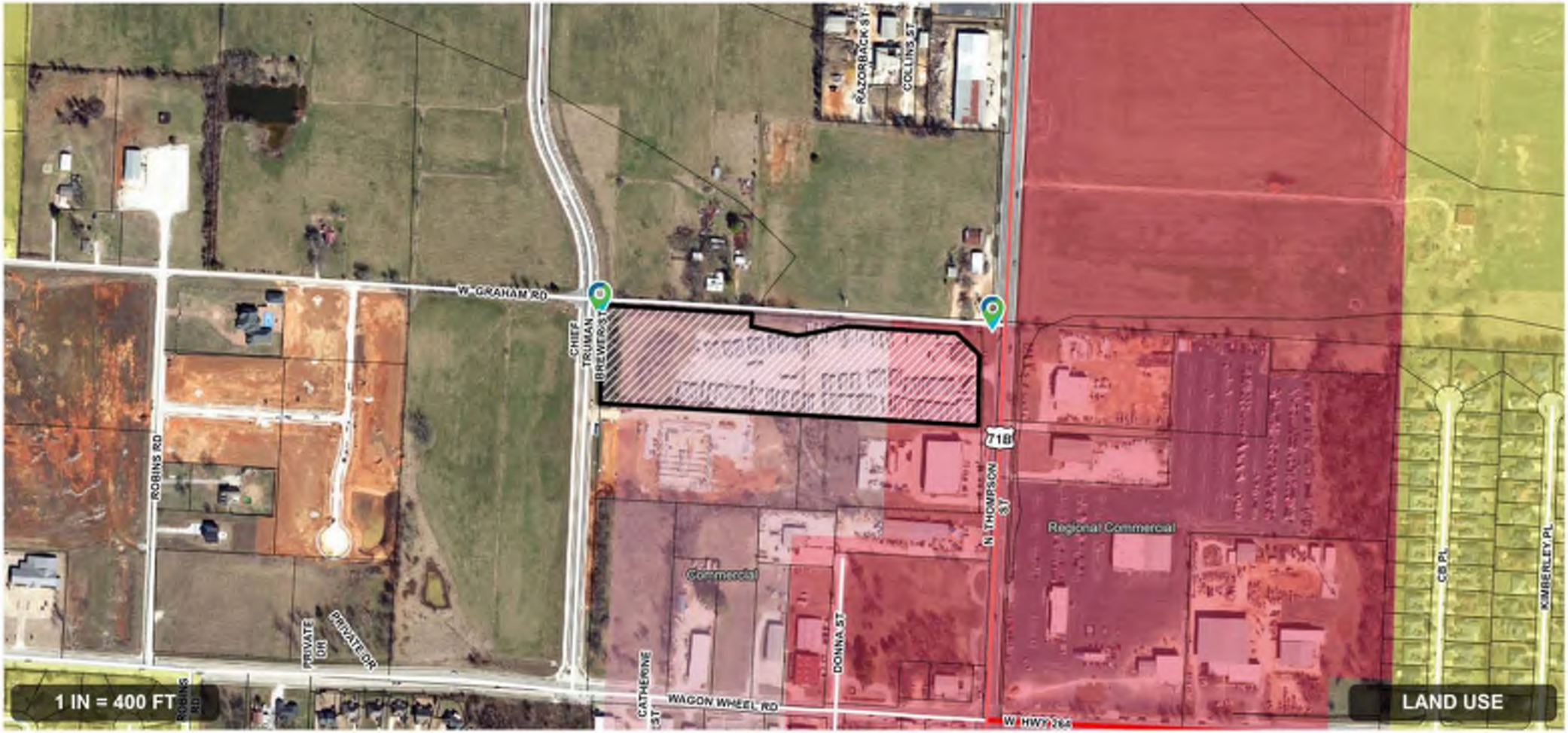

PROJECT AREA

PUBLIC NOTICE

R26-35: Nets Global Holdings, LLC

4876 N. Thompson Street

R26-35: Rezone from C-2 to C-5 | B26-79: Variance from Paving Requirements

N

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: August 4, 2026
Re: **R26-36 Rezone**

A request by Calvary Free Will Baptist Church, for Planning Commission approval of a zone change from a Agricultural District (A-1) to an Institutional District (P-1) for a tract of land containing 5.68-acres.

LOT LOCATION AND SIZE
The 5.68-acre tract is located at 1000 N. Gutensohn Road and 5 surrounding parcels. A vicinity map is attached.

EXISTING ZONING
AGRICULTURAL DISTRICT, A-1

REQUESTED ZONING
INSTITUTIONAL DISTRICT, P-1

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The tract contains a long-standing church in an A-1. The area to the north contains a single-family dwelling and non-conforming lot in a SF-2. The area to the south contains Central Village subdivision in a MF-4 and SF-2. The area to the east contains West Huntsville subdivision in a SF-2, and the area to the west has a single family dwelling in an A-1, and another undeveloped A-1 tract.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates medium density residential.
The Master Street Plan designates Gutensohn Road as a collector street.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- **Uses that commonly have moderate to large scale assemblies of people such as churches, funeral homes, membership organizations and other institutions should be appropriately located on adequate size parcels with sufficient space to accommodate the off-street parking and accessory needs. Such uses should be located to minimize any adverse or undue significant burden on adjacent or adjoining land uses as well as that portion of the street system.**

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)

Name: Calvary Free Will Baptist Church of Springdale, Arkansas

E-mail: [redacted]

Address: 1000 N Gutensohn Rd Springdale, AR 72762-7712

Phone: c/o 479-751-8733

Site/ Location: West side of the Trudi Pl and Gutensohn Rd intersection.

Assessor's Parcel Number(s): 815-29807-000

Current Zoning: A-1

Proposed Zoning: P-1

Total Acreage: 5.68 acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

☒ A copy of the warranty deed indicating ownership of the property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
☒ A layman's description of the property (physical address if possible).
☒ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
☒ An accurate legal description if the property to be rezoned is only a portion of the land.
☒ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
☒ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☒ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $175.00

STAFF USE ONLY

Date Application Submitted: 7/14/26

Project Number: R26-30

Date Accepted as Complete: 7/27/26

Receipt Number: 5994

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☐ Representative ☒

Record Property Owner(s): Calvary Free Will Baptist Church of Springdale, Arkansas

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

SUBJECT PROPERTY SURVEY DESCRIPTION (PARCEL NO. 815-29807-000 & 815-29807-011)

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4, SAID POINT BEING A 1/2 INCH REBAR; THENCE S87°03'49"E A DISTANCE OF 643.66 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 1/2 INCH REBAR; THENCE N02°36'23"E A DISTANCE OF 524.91 FEET TO AN IRON PIN WITH ILLEGIBLE CAP; THENCE S86°29'21"E A DISTANCE OF 520.86 FEET TO A POINT IN NORTH GUTENSOHN ROAD; THENCE ALONG SAID NORTH GUTENSOHN ROAD, S02°57'40"W A DISTANCE OF 435.99 FEET; THENCE LEAVING SAID NORTH GUTENSOHN ROAD, N86°54'35"W A DISTANCE OF 130.00 FEET TO AN IRON PIN WITH CAP "PLS 1214"; THENCE S02°54'56"W A DISTANCE OF 84.64 FEET TO AN IRON PIN WITH CAP "PLS 1214"; THENCE N86°58'31"W A DISTANCE OF 387.65 FEET TO THE POINT OF BEGINNING, CONTAINING 5.978 ACRES (260,390 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTRIVE COVENANTS OF RECORD AND FACT.

Layman's Description: 1000 N Gutensohn Rd, Springdale, AR

The **petitioner** hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **petitioner** requests the following zoning classification:

FROM (current zoning): A-1

TO (proposed zoning): P-1

The **petitioner's** immediate intentions are to:

1. **Sell** the property **YES** / **NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **YES** / **NO**.

2. **Develop** the property **YES** / **NO** , and if so, the proposed use is Currently used as a Church. .

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

   The site has been a church for a while, we are proposing to bring it from A-1 zoning to the required P-1 zoning to make sure the zoning matches the use.

The **petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: Engineering Services, INC.

Mailing Address: PO Box 282, Springdale, AR 72765

Phone Number: 479-751-8733 Email: [redacted]

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached petition for Rezoning request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Pastor Clark Snow

Printed Name of Applicant(s)

Pastor Clark Snow

Signature of Record Property Owner(s)

Pastor Clark Snow

Signature of Applicant(s)

Pastor Clark Snow

Date: 7-14-2026

Date: 7-14-2026

TINA ROGERS
Notary Public-Arkansas
Benton County
My Commission Expires 05-14-2030
Commission # 12376796

State of Arkansas)
) ss.
County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 14th **day of** July, **20** 26.

Tina Rogers

Notary Public

My commission expires: 5-14-2030

REZONE EXHIBIT
CALVARY BAPTIST CHURCH
1000 N GUTENSOHN RD
SPRINGDALE, ARKANSAS

ESI ENGINEERING SERVICES INC.
1317 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: Jul 14, 2026
ENGINEER: RAH
DRAWN BY: MB
W.O. #: 26929

1/1

Return to Agenda

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Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)
Name: Engineering Services, INC.
E-mail
Address: PO Box 282
Springdale, AR 72765
Phone:
Site/ Location: 1000 N Gutensohn Rd
Springdale, Arkansas 72762-7712
Assessor's Parcel Number(s): 815-29807-000

Property Owner (if other than Applicant)
Name: Calvary Free Will Baptist Church of Springdale, Arkansas c/o
E-mail:
Address: 1000 N Gutensohn Rd
Springdale, Arkansas 72762-7712
Phone: c/o 479-751-8733
Current Zoning: A-1
Rezone Required: P-1
Total Acreage: 5.68

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:
- ☐ Board of Adjustments
- ☒ Commercial Design Standards

Application Requirements:
- ☐ A complete application.
- ☐ A copy of the warranty deed indicating ownership of property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:
- ☐ $75.00

STAFF USE ONLY

Date Application Submitted: 7/14/26
Project Number: B26-80
Date Accepted as Complete: 7/27/26
Receipt Number: 5995

Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Check Item(s) for which Variance is Requested:

☐ **ENTRANCES** – one (1) customer entrance on all sides of principal building directly facing abutting public right-of-way.

☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building.

☐ **STRUCTURE BACK & SIDES**

- ☐ Minimum setback according to zoning district requirements.
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan.

☒ **PEDESTRIAN FLOW**

- ☐ Sidewalk along all sides of lot abutting public right-of-way required per the Master Street Plan.
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site.
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance a façade abutting public parking areas 6' from façade of building.
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade.
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort.

☒ **CENTRAL FEATURES & COMMUNITY SPACES**

- ☐ Provision of at least two (2) central features.
- ☐ Direct access to public sidewalk network.

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**

- ☐ Use of similar building materials.
- ☐ Use of similar architectural styles or theme.

☐ **OUTDOOR STORAGE, TRASH COLLECTION & LOADING AREAS**

- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way.
- ☐ Incorporated into the overall design of the building.
- ☐ Screening material similar to principal materials of the building and landscape.
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets.
- ☐ Landscaped so no attention is attached to the function by the use of screening material.

☐ **FACADES & EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses

- ☐ Minimum 3' depth.
- ☐ Minimum of 20' contiguous feet within each 100' of façade length.
- ☐ Extends 20% of the façade.

☐ **DETAIL FEATURES**

- ☐ Facades include a repeating pattern with no less than three (3) elements (color change, texture change, material change).
- ☐ At least one (1) element repeating horizontally.
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically.
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib).

☐ **ROOFS** – Change in height every 100 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☐ **LANDSCAPING**

- ☐ Entryway landscaping;
- ☐ Parking lot landscaping;
- ☐ Perimeter parking area landscaping;
- ☐ Building foundation landscaping;

☒ **SCREENING**

- ☐ Trash containers, trash compactor, and recycling bins screened from public view on all four (4) sides.
- ☐ Exterior ground-mounted or building-mounted equipment.
- ☐ Rooftop equipment.
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes.
- ☐ Required screening fence or wall maximum height 8', high quality materials.
- ☐ Required screening fence or wall maximum continuous length of 50'.
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan.

☐ **LIGHTING**

- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle.
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles.
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade.
- ☐ Uniformity ratios throughout parking – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum.
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy.
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy.
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy.

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

Owner is requesting a variance to the commercial design standards. No new internal walkways are being proposed, there are no new central features being proposed, and no public transit stop is being proposed.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

The church has been here for over 30 years without these items, the scope of this project is to add paved area for the church to utilize as parking for church vehicles as well as for the congregation. No new community features are in the budget at this time.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

This variance would allow the church to continue serving the community in a way that is has been doing for over 30 years.

Record Property Owner(s): _____

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Clark Snow

Signature: Clark Snow Date: 7-14-2026

Name of Representative (if applicable): Nicholas Bohning

Signature: Nicholas Bohning Date: 2026-07-14

CALVARY FREE WILL BAPTIST CHURCH

R26-36 & B26-80

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I , James S. Aunspaugh, PS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: James S. Aunspaugh

Date: 07/15/26

PARCEL: 815-23780-000
MANJARREZ, JOSE ANTONIO &
MARTINEZ, BLANCA E BARROSO
2707 TRACEE WAY
SPRINGDALE, AR 72762
ZONING: SF-2

PARCEL: 815-23683-000
LEWIS, LINDA JEAN
2706 TRUDI PL
SPRINGDALE, AR 72762
ZONING: SF-2

PARCEL: 815-29807-021
GRIGG, EUGENE & DARLENE L
FAMILY TRUST
3138 ARCHER LN
SPRINGDALE, AR 72762
ZONING: A-1

PARCEL: 815-29807-020
GRIGG, EUGENE & DARLENE L
FAMILY TRUST
3138 ARCHER LN
SPRINGDALE, AR 72762
ZONING: A-1

PARCEL: 815-29807-024
GRIGG, EUGENE & DARLENE L
FAMILY TRUST
3138 ARCHER LN
SPRINGDALE, AR 72762
ZONING: C-2

PARCEL: 815-23699-000
KING, BILL & LISA REVOCABLE TRUST
2707 TRUDI PL
SPRINGDALE, AR 72764
ZONING: SF-2

PARCEL: 815-33954-000
COPE, JERRY M
2954 BEECH AVE
SPRINGDALE, AR 72762
ZONING: MF-4

PARCEL: 815-33953-000
GONZALEZ, ISABEL & VAZQUEZ,
MARTIN RODRIGUEZ
2948 BEECH AVE
SPRINGDALE, AR 72762
ZONING: MF-4

PARCEL: 815-33952-000
GUTIERREZ, LILIA M
2932 BEECH AVE
SPRINGDALE, AR 72762
ZONING: MF-4

PARCEL: 815-33951-000
NEGRETE, CARLOS &
GUERRERO, NANCY SUSANA
2918 BEECH AVE
SPRINGDALE, AR 72764
ZONING: MF-4

PARCEL: 815-33950-000
HERNANDEZ, MIGUEL & ELVIRA
2904 BEECH AVE
SPRINGDALE, AR 72764-1320
ZONING: MF-4

PARCEL: 815-33949-000
PEDRAZA-VARGAS, FERNANDO &
HURTADO, ANGELA PONCE
2900 BEECH AVE
SPRINGDALE, AR 72762
ZONING: MF-4

PARCEL: 815-33970-000
GUERRERO, JUAN PEDRO RAMIREZ &
AXUME, MARIA ISABEL LINARES
804 N GUTENSOHN RD
SPRINGDALE, AR 72762
ZONING: SF-2

PARCEL: 815-23730-000
HARTENBERGER, CRAIG R & ALVAREZ,
RENATA CASSIANO
2706 TONI AVE
SPRINGDALE, AR 72762
ZONING: SF-2

PARCEL: 815-29802-001
CITY OF SPRINGDALE
201 N SPRING STREET
SPRINGDALE, AR 72764
ZONING: SF-2

PARCEL: 815-29802-000
RYAN RENTAL PROPERTIES LLC
1748 WEST SUNSET STE C
SPRINGDALE, AR 72762
ZONING: SF-2

PARCEL: 815-29803-010
TRF TRUST
PO BOX 7296
SPRINGDALE, AR 72765
ZONING: SF-2

PARCEL: 815-29803-000
TRF TRUST
PO BOX 7296
SPRINGDALE, AR 72765
ZONING: SF-2

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)

Name: Calvary Free Will Baptist Church of Springdale, Arkansas

E-mail: [redacted]

Address: 1000 N Gutensohn Rd Springdale, Arkansas 72762-7712

Phone: c/o 479-751-8733

Site/ Location: 1000 N Gutensohn Rd Springdale, Arkansas 72762-7712

Assessor's Parcel Number(s): 815-29807-000

Current Zoning: A-1

Waiver Requested: Waiver of all street improvements.

Total Acreage: 5.68

Please describe your request in detail:

Owner is requesting to waive all street improvements to N Gutensohn Road.

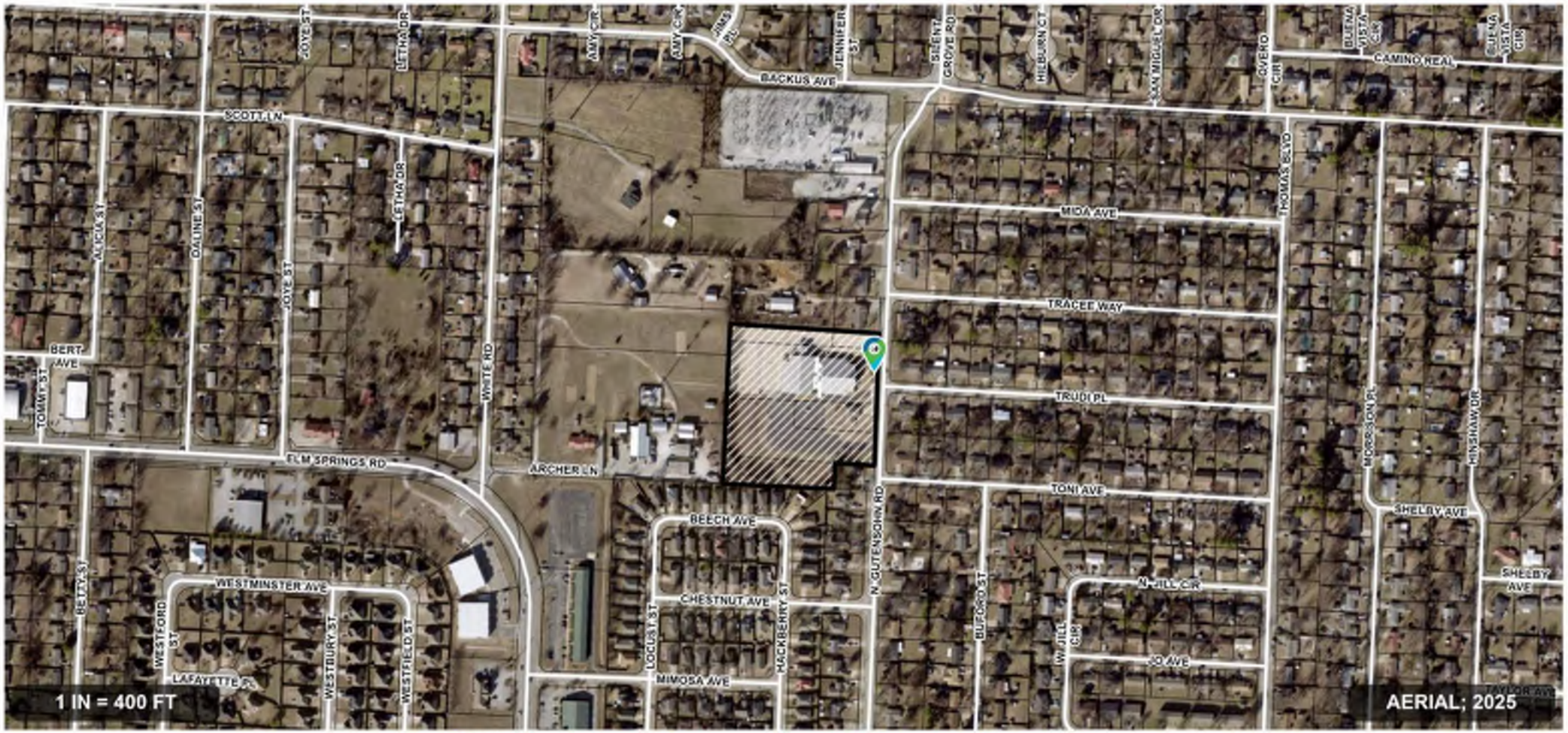
Our project includes the addition of a paved area on the west side of the property which will not effect any of the property on the east that abuts this road. Additionally, the new parking area is to accommodate overflow for event parking no additional toll on the existing infrastructure is expected with this additional parking lot.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 7/15/26

Project Number: W26-33



PROJECT AREA

PUBLIC NOTICE

R26-36: Calvary Free Will Baptist Church, Expansion

1000 N. Gutensohn Road & 5 Surrounding Parcels

R26-36: Rezone from A-1 to P-1 | B26-80: Variance from Commercial Design Standards

W26-33: Waiver of Street Improvements on N. Gutensohn Road

N

PROJECT AREA

PUBLIC NOTICE

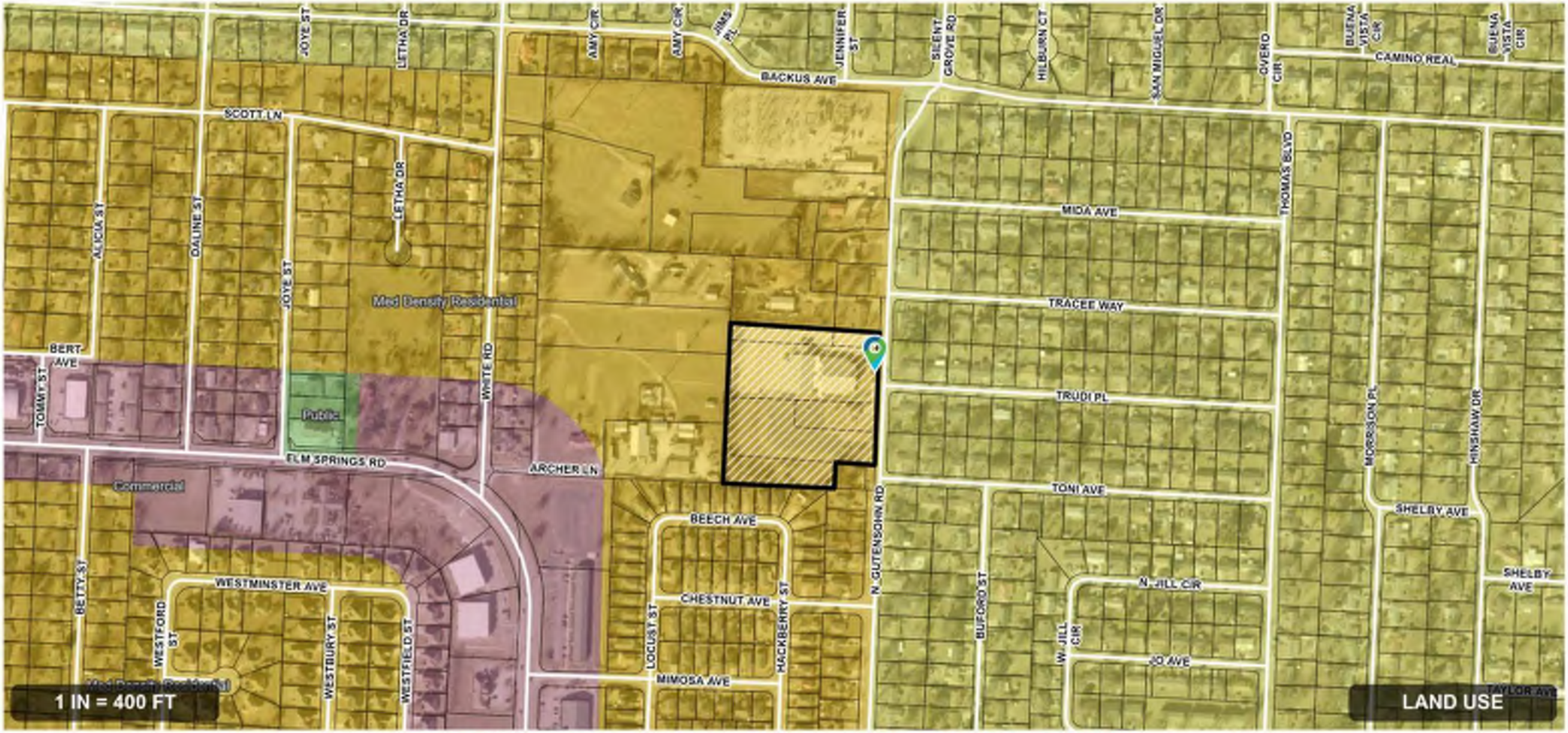
R26-36: Calvary Free Will Baptist Church, Expansion

1000 N. Gutensohn Road & 5 Surrounding Parcels

R26-36: Rezone from A-1 to P-1 | B26-80: Variance from Commercial Design Standards

W26-33: Waiver of Street Improvements on N. Gutensohn Road

N



PROJECT AREA

PUBLIC NOTICE

R26-36: Calvary Free Will Baptist Church, Expansion

1000 N. Gutensohn Road & 5 Surrounding Parcels

R26-36: Rezone from A-1 to P-1 | B26-80: Variance from Commercial Design Standards

W26-33: Waiver of Street Improvements on N. Gutensohn Road

N

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: **C26-16 Conditional Use Request**

A request by Taqueria Rosy Toluca for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2). Mobile vending is the sale of goods or food from a portable, non-permanent setup (such as a vehicle, trailer, cart, or stand). It requires Conditional Use approval and must meet additional standards in the zoning ordinance *(Chapter 130, Article 6, Section 3.16)*

LOCATION

The proposed food truck's location is 4409 S. Thompson Street.

EXISTING CONDITIONS & PARKING

The site is developed with an existing commercial building and paved parking area, with four (3) of the total twenty-eight (28) parking spaces designated for the proposed food truck operation. Surrounding properties are developed with commercial uses. A previous conditional use approval for a food truck at this location (C25-10) was granted; however, the business has since permanently left.

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the Planning Commission and for each specific conditional use location.

SIZE AND LOCATION

- ☑ Max 160 sq. ft. if accessory use
- ☑ Cannot be in front setback
- ☑ No utility connections allowed
- ☑ 1,320 ft. separation between units *(except 2 max at corners)*
- ☑ Must maintain 3 parking spaces for vendor use

SITE STANDARDS

- ☑ Property must meet dustproofing/paving rules
- ☑ Cannot block required parking for other uses
- ☑ Parking lot lighting required
- ☑ Signs = temporary only, no flashing lights
- ☑ Health certificate must be displayed *(if required)*

HOURS

- ☑ Allowed 7:00 a.m. – 10:00 p.m. only

CONDUCT & CLEANLINESS

- ☑ Must not obstruct traffic, sidewalks, or signage
- ☑ No loud devices/no ordinance violations
- ☑ Vendors must collect trash within 20 ft. of site

DISTANCE RESTRICTIONS

- ☑ Not allowed within 100 ft. of residential zoning, freeway ramps, or building entrances/exits
- ☑ Not allowed within 50 ft. of intersections, crosswalks, driveways, bus stops, fire hydrants, ADA spaces, pedestrian areas, or public ROW/sidewalks

ADDITIONAL RESTRICTIONS ON MOBILE VENDING SITES:

- Parking and loading areas identified
- May not operate between the hours of 10:00 p.m. and 7:00 a.m.
- No obstruction of parking spaces is required for the operation of any other use on the site.
- Maintain on the site a minimum of three parking spaces designated for their use.
- If a health certificate is required, display the health certificate in a manner visible to customers.
- No obstruction of pedestrian or motor vehicle traffic flow.
- No obstruction of traffic signals or regulatory signs.
- No vending upon a public way.
- No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.
- Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand collect and deposit into a trash container.
- Submission of approved gray water disposal by Springdale Water Utilities.
- Submission of approved grease disposal method approved by Arkansas Department of Health.
- All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.

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www.SpringdaleAR.gov

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Maria Guadarrama	Name: Lee Slusarek
E-mail:	E-mail:
Address: 1357 Medway Ave. Apt 40 Springdale AR 72764	Address: 4409 S. Thompson St. Springdale AR 72764
Phone: 479-408-2610	Phone: 479-274-0903
Site/ Location: 4409 S. Thompson St. Springdale AR 72764	Current Zoning: C-2
Assessor's Parcel Number(s):	Use Unit Requested: 44
	Total Acreage:

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Application Requirements

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ The zoning classification of the intended location.
- ☐ A site plan in accordance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the conditional use request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjaccnt property owners cerfitied by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the conditional use applies only to a portion of the land.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification should be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 7/15/2026	Project Number: C26-16
Date Acccpted as Complete: 7/27/2026	Receipt Number: 5981

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☑

Describe the conditional use sought and the reasons why it should be approved:

Use Unit 44 - mobile vending unit in a C2 general commercial zoning district. This food truck will give to the community a diverse, family friendly space to enjoy.

Describe the effects the proposed conditional use would have on the character of the neighborhood and residents:

This food truck will increase dining diversity, serve the community, and operate in a way that respects the surrounding neighborhood.

Record Property Owner(s): Lee Slusarek

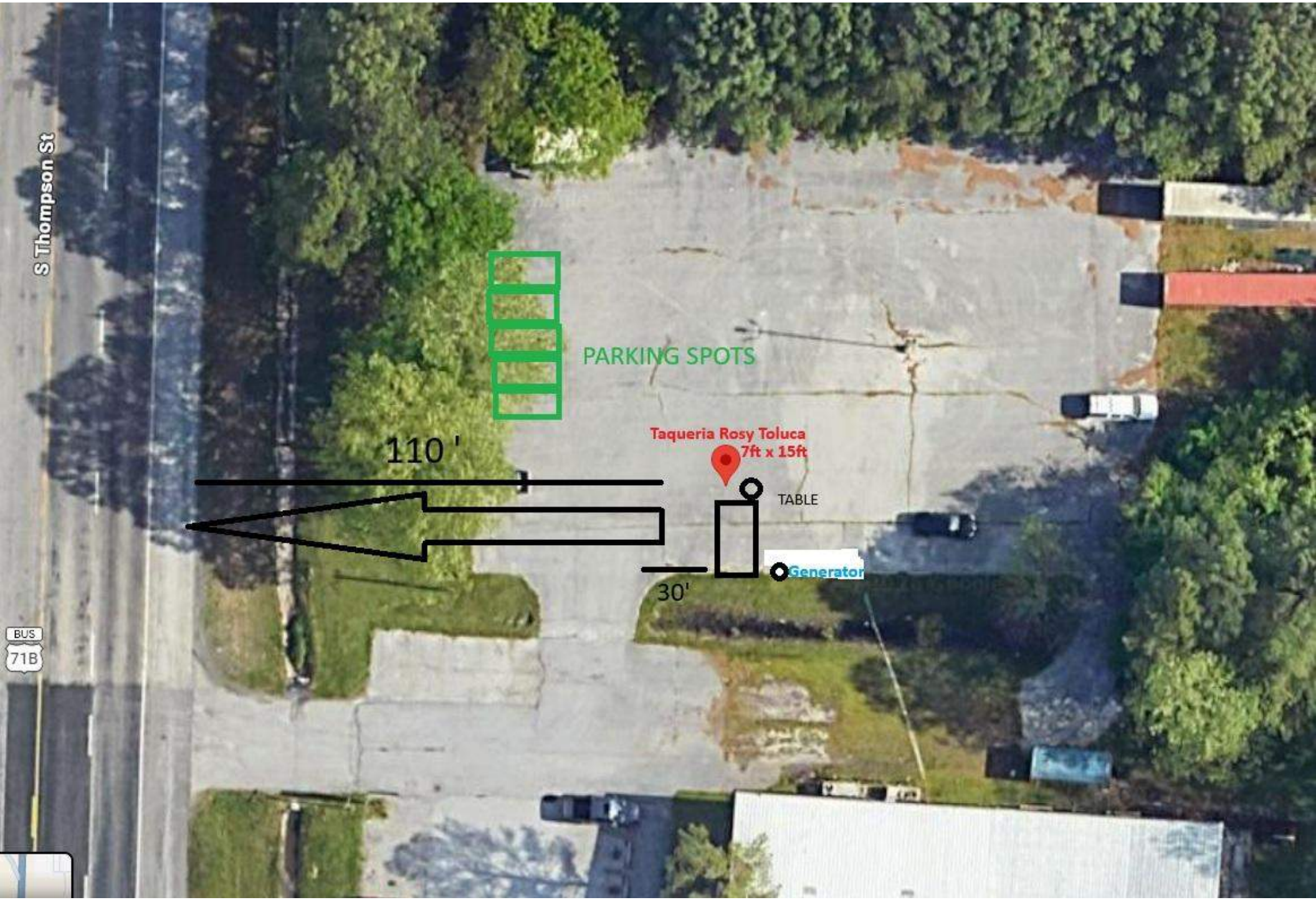
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Maria Guadarrama

Signature: Ma del Rocio Date: 7/14/26.

Name of Representative (if applicable): Wendy E. Moke

Signature: [signature] Date: 7/14/26


S Thompson St
PARKING SPOTS
110 '
Taqueria Rosy Toluca
7ft x 15ft
TABLE
Generator
30'
BUS
71B

C26-16
OOCL

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

2600 NE 11th Street, 3rd Floor
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

C26-16

07-24-2026

City of Springdale
Planning Department
201 Spring Street
Springdale, AR 72764

RE: Conditional Use Permit – Food Truck

Dear Planning Department,

I, the undersigned, being an employee of CEI Engineering Associates, Inc, do hereby certify that I have made a due and diligent search of the Assessor's Records for Washington County, Arkansas, and find the list of adjacent property owners of the project boundary and addresses.

815-29510-003	New Wave Ventures, LLC	4461 Caddo Lane, Fayetteville, AR 72704
815-29513-000	Springdale Country Club	608 W Lakeview Drive, Springdale, AR 72764
815-29520-000	Arkansas State Highway Commission	PO Box 2261, Little Rock, AR 72203
815-29519-000	Arkansas State Highway Commission	PO Box 2261, Little Rock, AR 72203
815-29522-000	Montavel Properties, LLC	4276 St John Woods, Springdale, AR 72764
815-29523-002	River Real Estate LLC	15121 Dutchmans Drive, Rogers, AR 72756
815-29515-000	Outcomes Inc	4501 S Thompson Street, Springdale, AR 72762
815-29510-001	Robert L & Lois A Slusarek Revocable Living Trust	803 Applebury Drive, Fayetteville, AR 72701
815-29518-002	Lewis Collision Properties	Po Box 8430, Fayetteville, AR 72703
815-29518-000	Cantebury Family	319 S 18th St, Fort Smith, AR 72901

Dustin Riley
PS # 1618
479-409-5729

PROJECT AREA

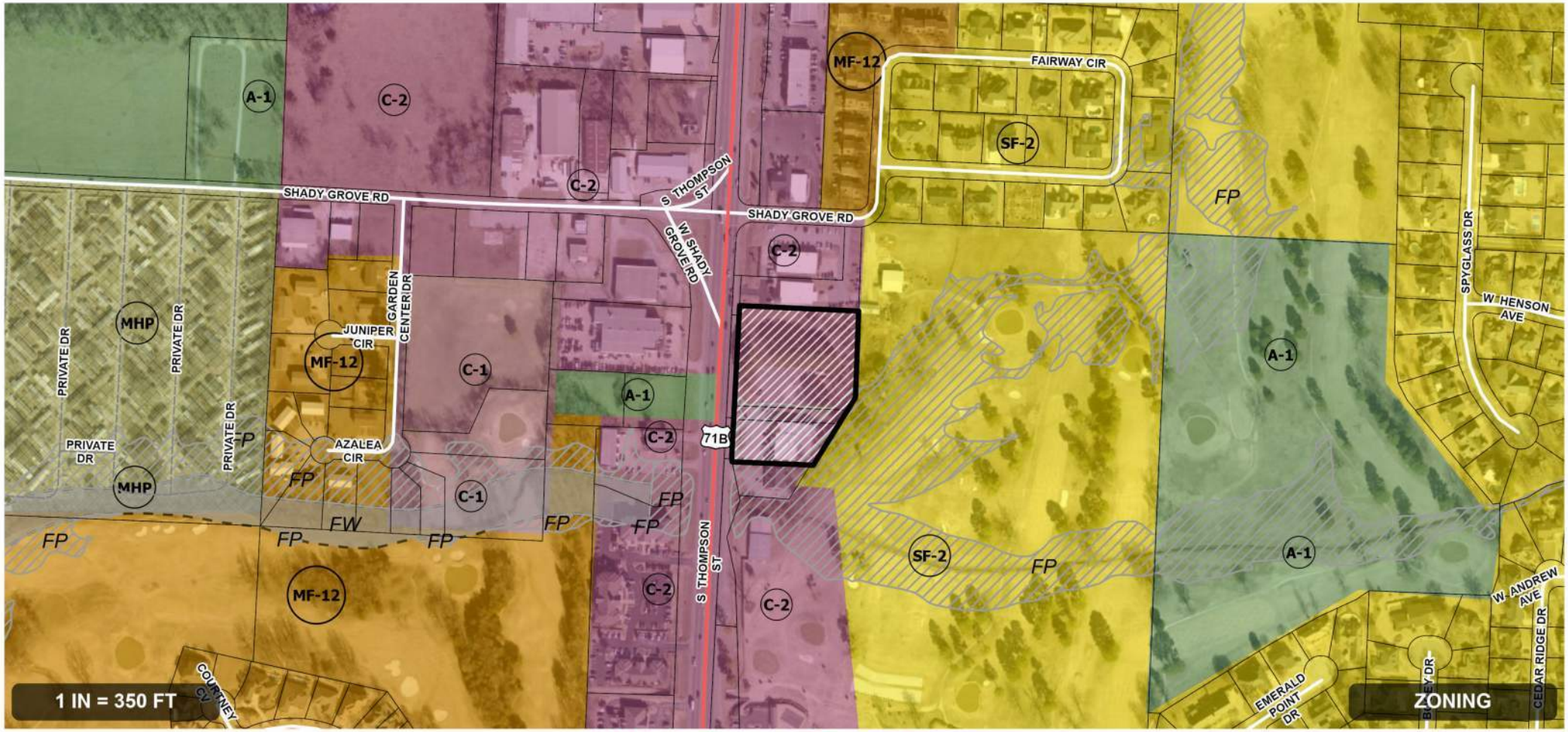
PUBLIC NOTICE

C26-16: Taqueria Rosy Toluca

4409 S. Thompson Street

C26-16: Conditional Use for Use Unit 44 (Mobile Vending) in a C-2

N



PROJECT AREA

PUBLIC NOTICE

C26-16: Taqueria Rosy Toluca

4409 S. Thompson Street

C26-16: Conditional Use for Use Unit 44 (Mobile Vending) in a C-2

N

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Plat Application

Date: 06/25/2026 Permit No.: 260222

Applicant / Owner

Applicant Name:	Crafton Tull (Blake Murray)	Owner Name:	Bentley Holdings LLC
Address:	300 N College Avenue, Suite 317	Address:	13220 Allen Dr
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	Lowell, AR 72745
Phone:	[Applicant Phone Number]	Phone:	479-422-4329
Email:	[redacted]	Email:	[redacted]
Application Contact:	Applicant		

Property

Job Address:	End of Hylton Rd in East Springdale	Rezone Required:	SF3
Parcel No(s).:	815-36208-100, 815-36188-100, 815-36188-200, 815-36188-300, 815-36188-400	Total Acreage:	118.9
Current Zoning:	SF3		

Project

Representative:	Same as applicant	Project Type:	Preliminary Plat
E-mail:	Same as applicant		
Address:	Same as applicant		
Phone:	Same as applicant		

APPLICANT & REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Blake Murray
Name

06/25/2026
Date

TABLED PER STAFF

PP26-07

WHISPERING SPRINGS

SPRINGDALE, ARKANSAS

PRELIMINARY PLAT

VICINITY MAP (NTS)

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF SPRINGDALE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- BENCHMARK
- FOUND IRON PIPE/REBAR
- PRIMARY CONTROL/SET MONUMENT
- FOUND MONUMENT/ROW
- AIR CONDITIONER
- ARV AIR RELEASE VALVE
- ELECTRIC BOX/PEDESTAL
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- GUARD POST
- LP LIGHT POLE
- PP POWER POLE
- SANITARY MANHOLE
- CO SANITARY SEWER CLEANOUT
- SIGN
- SPRINKLER HEAD
- TELEPHONE PEDESTAL
- TV PEDESTAL
- WATER FAUCET
- WM WATER METER
- WV WATER VALVE
- DOWN GUY
- STORM SEWER MANHOLE
- STORM SEWER PIPE
- DROP/CURB INLET
- GRATED INLET
- TREE
- TREE TO BE REMOVED

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- SANITARY SEWER LINE (SPECIFY SIZE & TYPE) (SS)
- GAS LINE (G)
- WATER LINE (SPECIFY SIZE & TYPE) (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- UNDERGROUND TELEVISION (UGTV)
- OVERHEAD TELEVISION (OHTV)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FIBER OPTIC (FO)
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- STRUCTURE NUMBER (X-X)
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- FIBER OPTIC (FO)
- UNDERGROUND TELEVISION (UGTV)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

Arkansas One Call

Know what's **below**.

Call before you dig.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0090 F, EFFECTIVE DATE APRIL 02, 2008.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. <u>ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:</u> ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
10. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
11. SOME DEVELOPMENT WITHIN THE CITY OF SPRINGDALE MAY REQUIRE ADDITIONAL STATE OR FEDERAL PERMITS NOT ADMINISTERED BY THE CITY OF SPRINGDALE TO BE GRANTED PRIOR TO APPROVAL OF THE PROJECT. THIS INCLUDES, BUT MAY NOT BE LIMITED TO, ANY WORK THAT IS BEING PROPOSED WITHIN RIGHTS-OF-WAY AND/OR EASEMENTS WITHIN THE JURISDICTION OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION, THE ARKANSAS NATURAL RESOURCES COMMISSION, THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY, OR THE U.S. ARMY CORPS OF ENGINEERS. PRIOR TO FINAL APPROVAL OF THIS PROJECT, PLEASE PROVIDE A COPY OF ANY REQUIRED FEDERAL, STATE, AND LOCAL PERMITS THAT ARE REQUIRED. FINAL APPROVAL OF THIS PROJECT DOES NOT WAIVE OR EXEMPT ANY REQUIREMENTS BY STATE OR FEDERAL LAWS.
12. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN SPARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FROM TIME TO TIME E AMENDED. THIS NOTE IS LEFT IN PLACE THROUGHOUT THE DESIGN PROCESS TO ENSURE THAT ACCESS IS MAINTAINED.
13. PHASING ON LARGER CONSTRUCTION SITES 5 ACRES OR MORE MUST BE UTILIZED TO ALLOW ONLY DISTURBANCE ON NEAR TERM CONSTRUCTION AREAS. CONSTRUCTION SITES REQUIRING CUTTING AND FILLING MUST BE SEEDED ONCE THE CUTTING AND FILLING ACTIVITY IS FINISHED.
14. 107.3.D.C – A GRADING AND DRAINAGE PLAN IS REQUIRED FOR ALL DEVELOPMENTS SHOWING THAT EACH LOT DRAINS TO THE STREET RIGHT-OF-WAY, A DEDICATED DRAINAGE EASEMENT WITH IMPROVEMENTS, OR AN EXISTING DRAINAGE WAY WITHOUT FLOWING ACROSS A NEIGHBORING LOT. NO DRAINAGE FROM ROOF DRAINS, LANDSCAPING, OR LOT RUNOFF MAY BE DIRECTED OR DIVERTED ONTO NEIGHBORING PROPERTIES.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

NOTE

CLASS 7 TRENCH BACKFILL IS REQUESTED IN LIEU OF FLOWABLE FILL FOR ALL STREET CROSSINGS FOR WATER, SEWER, AND STORM

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 35' EXTERIOR SIDE 35' INTERIOR SIDE 8' REAR 20'
SITE AREA:	118.89 AC. (5,178,703± SQ.FT.)
ZONING:	SF-3
PROPERTY USAGE:	RESIDENTIAL
PARCELS:	815-36208-100 815-36188-100 815-36188-200 815-36188-300 815-36188-400
SITE OWNER/DEVELOPER:	BENTLEY HOLDINGS LLC 13220 ALLEN DR. LOWELL, AR 72745
SITE ENGINEER:	CRAFTON TULL BLAKE MURRAY P.E. 300 N. COLLEGE AVE., SUITE 317 FAYETTEVILLE, AR 72701 479-878-5872

UTILITY CONTACTS

WATER & SEWER
CITY OF SPRINGDALE
525 OAK ST.
SPRINGDALE, AR.
PHONE: (479) 751-5751

VARIANCE REQUEST

1. REQUESTED IS FOR A VARIANCE FROM SEC. 112-7.(3) OF SPRINGDALE'S CODE OF ORDINANCES WHICH MANDATES A MAXIMUM ALLOWABLE GRADE OF 4% WITHIN 100 FEET OF AN INTERSECTION. THIS REQUEST IS FOR THE INTERSECTION BETWEEN HYLTON ROAD AND STREET B. (B23-121 APPROVED NOVEMBER 7, 2023)
2. FOR HOUSES ALONG STREET E, IT IS REQUESTED THAT STREET E BE TREATED AS THE FRONT SETBACK, AND ALBRIGHT ROAD BE TREATED AS A REAR SETBACK. (B23-21 APPROVED MARCH 5, 2024)
3. HYLTON ROAD REQUESTED TO BE TERMINATED PRIOR TO THE PROPERTY LINE DUE TO STEEP TOPOGRAPHY. RIGHT OF WAY TO BE DEDICATED TO PROPERTY LINE. (W24-02)

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PHASING PLAN
C-003	BOUNDARY SURVEY PLAT
C-101	OVERALL PRELIMINARY PLAT
C-102	PRELIMINARY PLAT A
C-103	PRELIMINARY PLAT B
C-104	PLAT TABLES
C-105	EROSION CONTROL PLAN PH 1A
C-106	EROSION CONTROL PLAN PH 1B
C-107	EROSION CONTROL PLAN PH 2A
C-108	EROSION CONTROL PLAN PH 2B
C-501	TYPICAL SECTION
C-502	STANDARD DETAILS
C-503	STANDARD DETAILS
C-504	STANDARD DETAILS
C-505	SWU DETAILS
C-506	SWU DETAILS
C-507	SWU DETAILS

PROPERTY DESCRIPTION

<u>PARCELS: 815-36208-100, 815-36188-100, 815-36188-200, 815-36188-300, 815-36188-400</u>

THE SE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG THE NORTH LINE THEREOF S87°47'03"E 1319.62 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17;
THENCE ALONG THE EAST LINE THEREOF S02°34'53"W 1315.04 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17 FROM WHICH A 5/8" IRON PIN EMBOSSED WITH PS 1429 BEARS S02°34'53"W 0.59 FEET;
THENCE ALONG THE SOUTH LINE THEREOF N87°37'15"W 1320.22 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE WEST LINE THEREOF N02°36'29"E 1311.28 FEET TO THE POINT OF BEGINNING, CONTAINING 39.79 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

AND

THE SW 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16;
THENCE ALONG THE NORTH LINE THEREOF S86°53'06"E 1314.02 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 2" ALUMINUM MONUMENT EMBOSSED WITH PS 1005;
THENCE ALONG THE EAST LINE THEREOF S02°26'14"W 1313.72 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE SOUTH LINE THEREOF N86°56'37"W 1317.32 FEET TO THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16 FROM WHICH A 5/8" IRON PIN EMBOSSED WITH PS 1429 BEARS S02°34'53"W 0.59 FEET;
THENCE ALONG THE WEST LINE THEREOF N02°34'53"E 1315.04 FEET TO THE POINT OF BEGINNING, CONTAINING 39.70 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

AND

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 2" ALUMINUM MONUMENT EMBOSSED WITH PS 1005;
THENCE ALONG THE NORTH LINE THEREOF S87°00'37"E 653.84 FEET TO A 1/2" IRON PIN;
THENCE LEAVING SAID NORTH LINE S02°27'15"W 1312.85 FEET TO THE SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG SAID SOUTH LINE N87°05'11"W 653.45 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE WEST LINE THEREOF N02°26'14"E 1313.72 FEET TO THE POINT OF BEGINNING, CONTAINING 19.71 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

AND

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE EAST LINE THEREOF S02°29'36"W 149.37 FEET TO A 1/2" IRON PIN;
THENCE LEAVING SAID EAST LINE S84°30'34"W 347.97 FEET TO A 1/2" IRON PIN;
THENCE S02°29'36"W 605.85 FEET;
THENCE S87°01'14"E 344.61 FEET TO THE EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG SAID EAST LINE S02°29'36"W 505.49 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 2" ALUMINUM MONUMENT EMBOSSED WITH PS 1005;
THENCE ALONG THE SOUTH LINE THEREOF N87°05'11"W 653.24 FEET TO A 1/2" IRON PIN;
THENCE LEAVING SAID SOUTH LINE N02°27'15"E 1312.85 FEET TO THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG SAID NORTH LINE S87°00'37"E 654.15 FEET TO THE POINT OF BEGINNING, CONTAINING 14.70 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

AND

PART THE SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE EAST LINE THEREOF S02°29'36"W 149.37 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG SAID EAST LINE S02°29'36"W 657.11 FEET TO A 1/2" IRON PIN;
THENCE LEAVING SAID EAST LINE N87°01'14"W 344.61 FEET;
THENCE N02°29'36"E 605.85 FEET TO A 1/2" IRON PIN;
THENCE N84°30'34"E 347.97 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701

Crafton Tull
architecture | engineering | surveying
479.636.4838
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109

WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 23303800
ISSUE DATE: 07/22/26
CONTACT: B. MURRAY
QC by: M. LOVE
QC Date: 12/01/25

ISSUED FOR REVIEW

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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PP26-07

COVER SHEET

C-001

TABLED PER STAFF

PP26-07

Crafton Tull
architecture | engineering | surveying
479.582.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE IN FEET
200' 0 200'

WHISPERING SPRINGS
PHASES I - V
SPRINGDALE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 23308800
ISSUE DATE: 02/02/26
CONTACT: B. MURRAY
DES. BY: M. LOYE
DR. BY: TAYLOR

STATE OF ARKANSAS
2019
LICENSED
PROFESSIONAL
ENGINEER
No. 19708
BLAKE A. MURRAY

ISSUED FOR CONSTRUCTION

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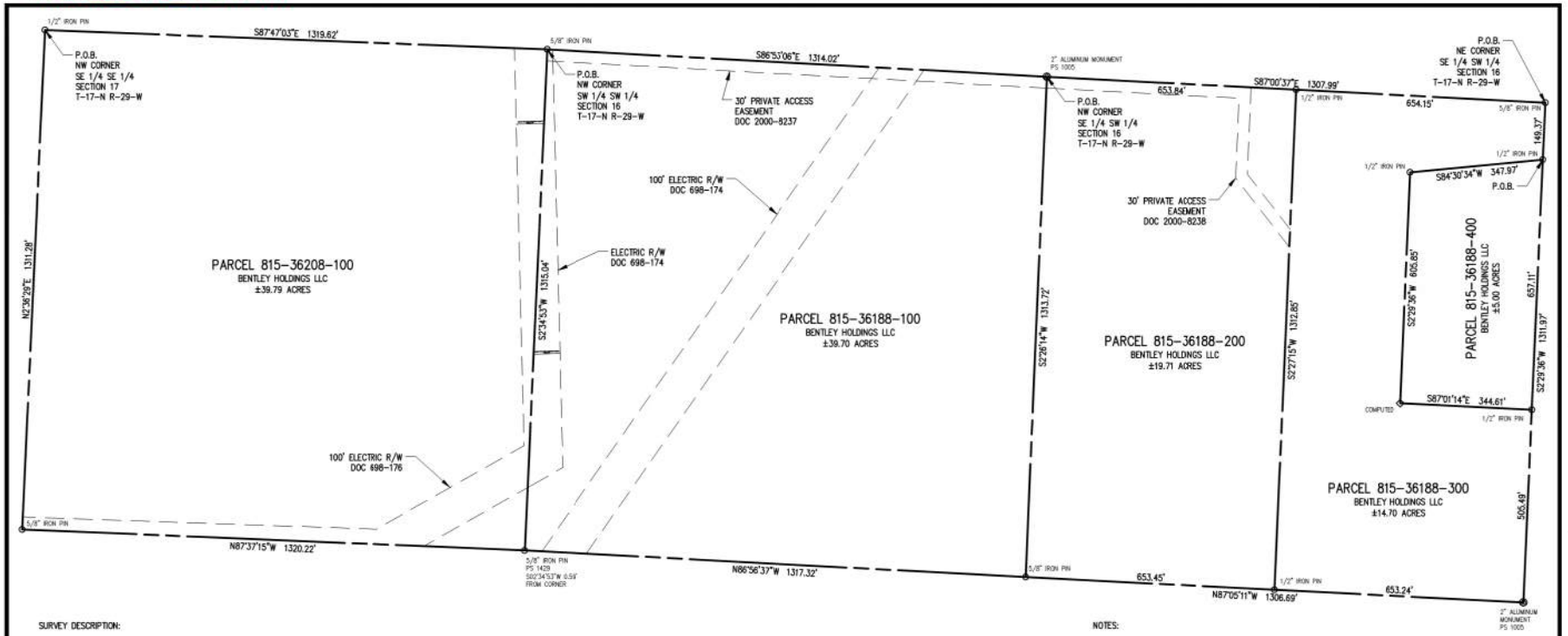
PP23-19

PHASING PLAN

C-002

TABLED PER STAFF

PP26-07



SURVEY DESCRIPTION:

THE SE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG THE NORTH LINE THEREOF S87°47'03"E 1319.62 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE EAST LINE THEREOF S02°34'53"W 1315.04 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17 FROM WHICH A 5/8" IRON PIN EMBOSSED WITH PS 1429 BEARS S02°34'53"W 0.59 FEET;
THENCE ALONG THE SOUTH LINE THEREOF N87°37'15"W 1320.22 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE WEST LINE THEREOF N02°36'29"E 1311.28 FEET TO THE POINT OF BEGINNING, CONTAINING 39.79 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

AND

THE SW 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE NORTH LINE THEREOF S86°53'06"E 1314.02 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 2" ALUMINUM MONUMENT EMBOSSED WITH PS 1005;
THENCE ALONG THE EAST LINE THEREOF S02°26'14"W 1313.72 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE SOUTH LINE THEREOF N86°56'37"W 1317.32 FEET TO THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16 FROM WHICH A 5/8" IRON PIN EMBOSSED WITH PS 1429 BEARS S02°34'53"W 0.59 FEET;
THENCE ALONG THE WEST LINE THEREOF N02°34'53"E 1315.04 FEET TO THE POINT OF BEGINNING, CONTAINING 39.70 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

AND

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 2" ALUMINUM MONUMENT EMBOSSED WITH PS 1005;
THENCE ALONG THE NORTH LINE THEREOF S87°00'37"E 653.84 FEET TO A 1/2" IRON PIN;
THENCE LEAVING SAID NORTH LINE S02°27'15"W 1312.85 FEET TO THE SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG SAID SOUTH LINE N87°05'11"W 653.45 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE WEST LINE THEREOF N02°26'14"E 1313.72 FEET TO THE POINT OF BEGINNING, CONTAINING 19.71 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

AND

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE EAST LINE THEREOF S02°29'36"W 149.37 FEET TO A 1/2" IRON PIN;
THENCE LEAVING SAID EAST LINE S84°30'34"W 347.97 FEET TO A 1/2" IRON PIN;
THENCE S02°29'36"W 605.85 FEET;
THENCE S87°01'14"E 344.61 FEET TO THE EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG SAID EAST LINE S02°29'36"W 505.49 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 2" ALUMINUM MONUMENT EMBOSSED WITH PS 1005;
THENCE ALONG THE SOUTH LINE THEREOF N87°05'11"W 653.24 FEET TO A 1/2" IRON PIN;
THENCE LEAVING SAID SOUTH LINE N02°27'15"E 1312.85 FEET TO THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG SAID NORTH LINE S87°00'37"E 654.15 FEET TO THE POINT OF BEGINNING, CONTAINING 14.70 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

AND

PART THE SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE EAST LINE THEREOF S02°29'36"W 149.37 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG SAID EAST LINE S02°29'36"W 657.11 FEET TO A 1/2" IRON PIN;
THENCE LEAVING SAID EAST LINE N87°01'14"W 344.61 FEET;
THENCE N02°29'36"E 605.85 FEET TO A 1/2" IRON PIN;
THENCE N84°30'34"E 347.97 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF SPRINGDALE, AR.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS: DEED 2023-19791, PLAT 2018-00027774, PLAT 2019-00013824, PLAT 2000-00009569, PLAT 2000-00102556, PLAT 2004-00002658, PLAT PLAT 2004-00029083, PLAT 2006-00001642, PLAT 2018-00027774, PLAT 023A-00000184, STATE PLAT 201312110009, STATE PLAT 202205031554, STATE PLAT 202205102054 AND STATE PLAT 202303035980.

NO ATTEMPT WAS MADE TO SHOW BUILDING SETBACK LINES GRAPHICALLY ON THE SURVEY. THE DESIGNATION OR ORIENTATION OF SETBACKS THAT AFFECT THE USE OF THIS PROPERTY ARE DETERMINED BY THE LOCAL GOVERNING JURISDICTION. SETBACK DIMENSIONS WILL BE BASED ON THE ORIENTATION OF THE BUILDINGS TO BE CONSTRUCTED.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

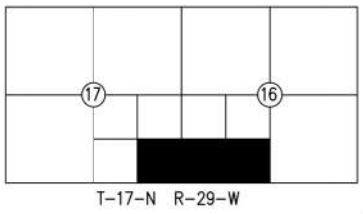
UTILITIES WERE NOT CONSIDERED A PART OF THIS SURVEY.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACCURATE AND COMPLETE TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0090F, REVISED DATE APRIL 2, 2008.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY.

GRAPHIC SCALE IN FEET
200' 0 200'



BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF SPRINGDALE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°12'49.04"
COMBINED SCALE FACTOR: 0.99991882
CALCULATED AT THE FOLLOWING POINT:
N 635152.98 E 681149.86 Z 1283.79

LEGEND
- FOUND IRON PIN OR PIPE
- FOUND ALUMINUM MONUMENT
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE

CERTIFICATE OF SURVEYING ACCURACY:

I HEREBY DECLARE THAT ON THE 17TH DAY OF OCTOBER, 2023 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1460
SIGNATURE
KEVIN J. MONTGOMERY

CRAFTON, TULL, & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

KEVIN J. MONTGOMERY PLS 1460
PROFESSIONAL LAND SURVEYOR

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

RECORD INFORMATION

STATE PLAT CODE:
500-17N-29W-0-16-300-72-1460
500-17N-29W-0-17-220-72-1460

SEAL

BOUNDARY SURVEY PLAT
S 1/2 SW 1/4 SECTION 16
SE 1/4 SE 1/4 SECTION 17
T-17-N R-29-W
SPRINGDALE ARKANSAS

PREPARED FOR:
BENTLEY HOLDINGS, LLC

DATE: 10/17/2023
PROJECT NO: 23303800
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4998 |
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109

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DELTA	DESCRIPTION	DATE

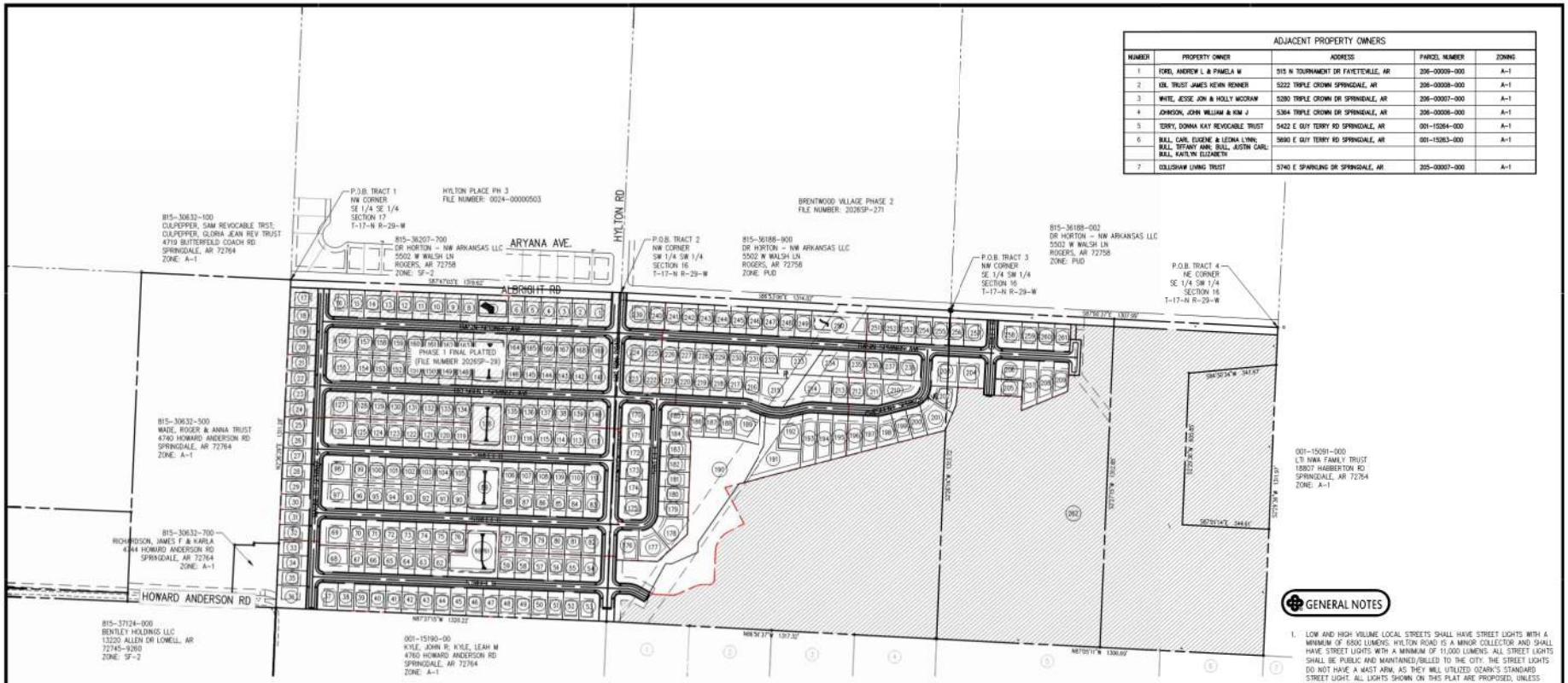
SHEET NO.:
1 OF 1

DRAWING: G:\23303800_WHISPERINGS\INFRASTRUCTURE\SURVEY\DWG\23303800_BNDY.DWG
LAYOUT: LAYOUT1, LAST SAVED: 10/17/2023 2:14:08 PM, PLOTTED BY: KEVIN MONTGOMERY
XREF: C:\CRAFTON TULL\PROJECTS\2023\23303800_WHISPERINGS\INFRASTRUCTURE\SURVEY\DWG\23303800_BNDY.DWG
XREF: C:\CRAFTON TULL\PROJECTS\2023\23303800_WHISPERINGS\INFRASTRUCTURE\SURVEY\DWG\23303800_BNDY_TABLE.DWG

Return to Agenda

TABLED PER STAFF

PP26-07



ADJACENT PROPERTY OWNERS				
NUMBER	PROPERTY OWNER	ADDRESS	PARCEL NUMBER	ZONING
1	FORD, ANDREW L & PAMELA M	515 N TOURNAMENT DR FAYETTEVILLE, AR	206-00009-000	A-1
2	KBL TRUST JAMES KEVIN RENNER	5222 TRIPLE CROWN SPRINGDALE, AR	206-00008-000	A-1
3	WHITE, JESSE JON & HOLLY MCGRAW	5280 TRIPLE CROWN DR SPRINGDALE, AR	206-00007-000	A-1
4	JOHNSON, JOHN WILLIAM & KIM J	5364 TRIPLE CROWN DR SPRINGDALE, AR	206-00006-000	A-1
5	TERRY, DONNA KAY REVOCABLE TRUST	5422 E GUY TERRY RD SPRINGDALE, AR	001-15264-000	A-1
6	BULL, CARL EUGENE & LEONA LYNN; BULL, TIFFANY ANN; BULL, JUSTIN CARL; BULL, KAITLYN ELIZABETH	5690 E GUY TERRY RD SPRINGDALE, AR	001-15263-000	A-1
7	COLLISHAW LIVING TRUST	5740 E SPARKLING DR SPRINGDALE, AR	205-00007-000	A-1

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	RIGHT OF WAY
FOUND MONUMENT/ROW	ROAD CENTERLINE

SYMBOLS	
SET IRON PIN	
LIGHT POLE	

LEGEND (CONSTRUCT)

LINEWORK

- EASEMENT
- CURB
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE
- SIDEWALK TO BE CONSTRUCTED BY EACH INDIVIDUAL LOT BUILDER
- SIDEWALK CONSTRUCTED AS A PART OF THIS CONTRACT

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

NOTE:
SIDEWALKS ALONG COMMON AREA AND PUBLIC SPACES TO BE CONSTRUCTED IN THIS CONTRACT.

SIDEWALKS ALONG LOT FRONTAGE TO BE CONSTRUCTED LATER WITH INDIVIDUAL HOME CONSTRUCTION.

RESIDENTIAL DENSITY

BUILDABLE LOTS:	253 LOTS
UNBUILDABLE LOTS:	8 LOTS
TOTAL LOTS:	261 LOTS

BUILDING SETBACKS:

ZONING: SF-3
FRONT & EXTERIOR SIDE= 35' B/S
SIDE = 15' B/S
REAR = 20' B/S

DRIVEWAY NOTE

LOTS 1, 53, 54, 81, 83, 111, 112, 140, 141, 169, 170-176, 223, 224, AND 239 SHALL NOT HAVE ACCESS TO HYLTON ROAD.
LOTS 1-17 AND 219-261 SHALL NOT HAVE ACCESS TO ALBRIGHT ROAD.

NOTE

1. LOTS WHICH HAVE DOUBLE FRONTAGE BETWEEN STREET F AND ALBRIGHT ARE REQUESTED FOR THE ALBRIGHT SETBACK TO BE TREATED AS A REAR SETBACK.
2. HYLTON ROAD REQUESTED TO BE TERMINATED PRIOR TO THE PROPERTY LINE DUE TO STEEP TOPOGRAPHY. RIGHT OF WAY TO BE DEDICATED TO PROPERTY LINE.

GENERAL NOTES

1. LOW AND HIGH VOLUME LOCAL STREETS SHALL HAVE STREET LIGHTS WITH A MINIMUM OF 6800 LUMENS. HYLTON ROAD IS A MINOR COLLECTOR AND SHALL HAVE STREET LIGHTS WITH A MINIMUM OF 11,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/BILLED TO THE CITY. THE STREET LIGHTS DO NOT HAVE A MAST ARM, AS THEY WILL UTILIZED OZARK'S STANDARD STREET LIGHT. ALL LIGHTS SHOWN ON THIS PLAT ARE PROPOSED, UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 28', MEASURED AT THE FACE OF CURB, UNLESS OTHERWISE SHOWN.
3. ADA RAMPS SHALL CONFORM TO STATE AND FEDERAL GUIDELINES WITH A MAXIMUM SLOPE RATIO OF 12:1 AND MAXIMUM CROSS SLOPE RATIO OF 50:1.
4. HORIZONTAL CONTROL DATUM OF NAD83 AND VERTICAL CONTROL DATUM OF NAVD88 WERE UTILIZED ON THIS PLAT.
5. ALL UTILITY WIRES, LINES, AND/OR CABLES SHALL BE PLACED UNDERGROUND, EXCLUDING 12 kV AND ABOVE.
6. ALL CONDUITS PLACED BY THE DEVELOPER SHALL HAVE A MINIMUM OF 48" OF COVER.
7. ANY DAMAGE TO EXISTING UTILITIES SHALL BE AT THE OWNER'S EXPENSE.
8. THERE ARE NO KNOWN REGULATORY WATERS OR EROSION ISSUES ON THIS SITE.
9. LOTS 7, 60, 89, 118, 147, 190, 210 AND 250 SHALL BE OWNED AND MAINTAINED BY THE POA.
10. NO STRUCTURE MAY BE CONSTRUCTED IN AN ACCESS EASEMENT OR DRAINAGE EASEMENT. FENCES BUILT ACROSS DRAINAGE EASEMENTS SHALL NOT IMPEDE THE FLOW OF STORM WATER FLOW AND MUST HAVE REMOVABLE PANELS TO ALLOW DRAINAGE SYSTEM MAINTENANCE. THIS WILL BE ENFORCED BY THE POA.
11. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
12. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS, PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT. THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   D. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
13. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIREMENT ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
14. IF PERIMETER WALLS, FENCES, OR SIGNS ARE PROPOSED FOR THE DEVELOPED, DETAILED DRAWINGS WILL NEED TO BE SUBMITTED FOR APPROVAL TO SPRINGDALE WATER PRIOR TO THEIR CONSTRUCTION.
15. PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
16. EXISTING AND PROPOSED FIRE HYDRANTS MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALK.
17. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN THIS SUBDIVISION.

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Fayetteville, Arkansas 72701
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CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE IN FEET
200' 0 200'

WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

NO.	DESCRIPTION	DATE

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PROJECT NO: 2330800
ISSUE DATE: 02/20/26
CONTACT: R. MURRAY
DESIGN: M. LOYD
DRAWN: TMP/DMS

ISSUED FOR REVIEW

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PP26-07

OVERALL PRELIMINARY PLAT

C-101

TABLED PER STAFF

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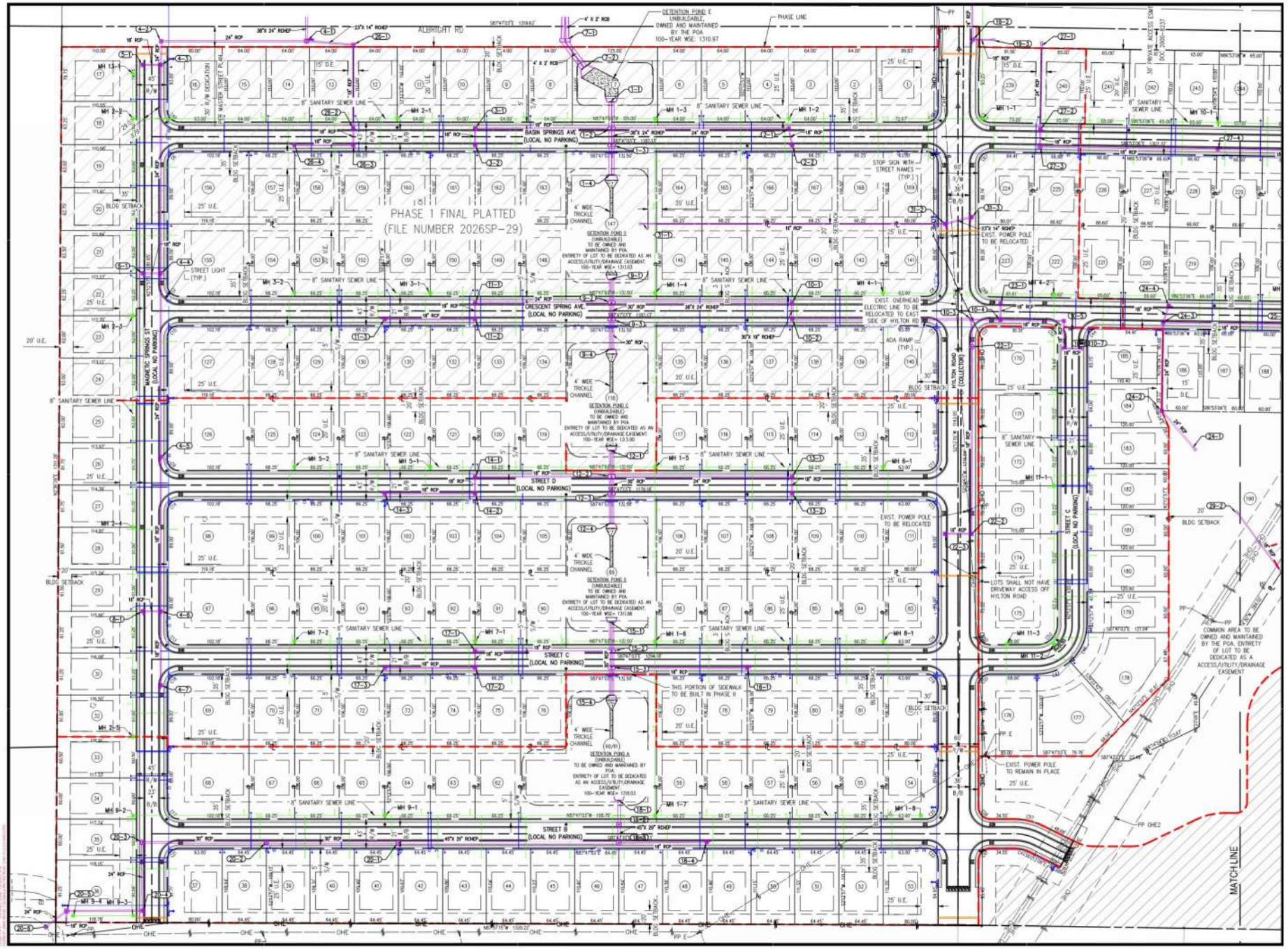

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GRAPHIC SCALE IN FEET
60' 0 60'

WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

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PROJECT NO: 2330800
ISSUE DATE: 02/12/2026
CONTACT: R. MURRAY
DESIGN: M. LOYD
DRAWN: TAYLOR

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PRELIMINARY PLAT A

C-102

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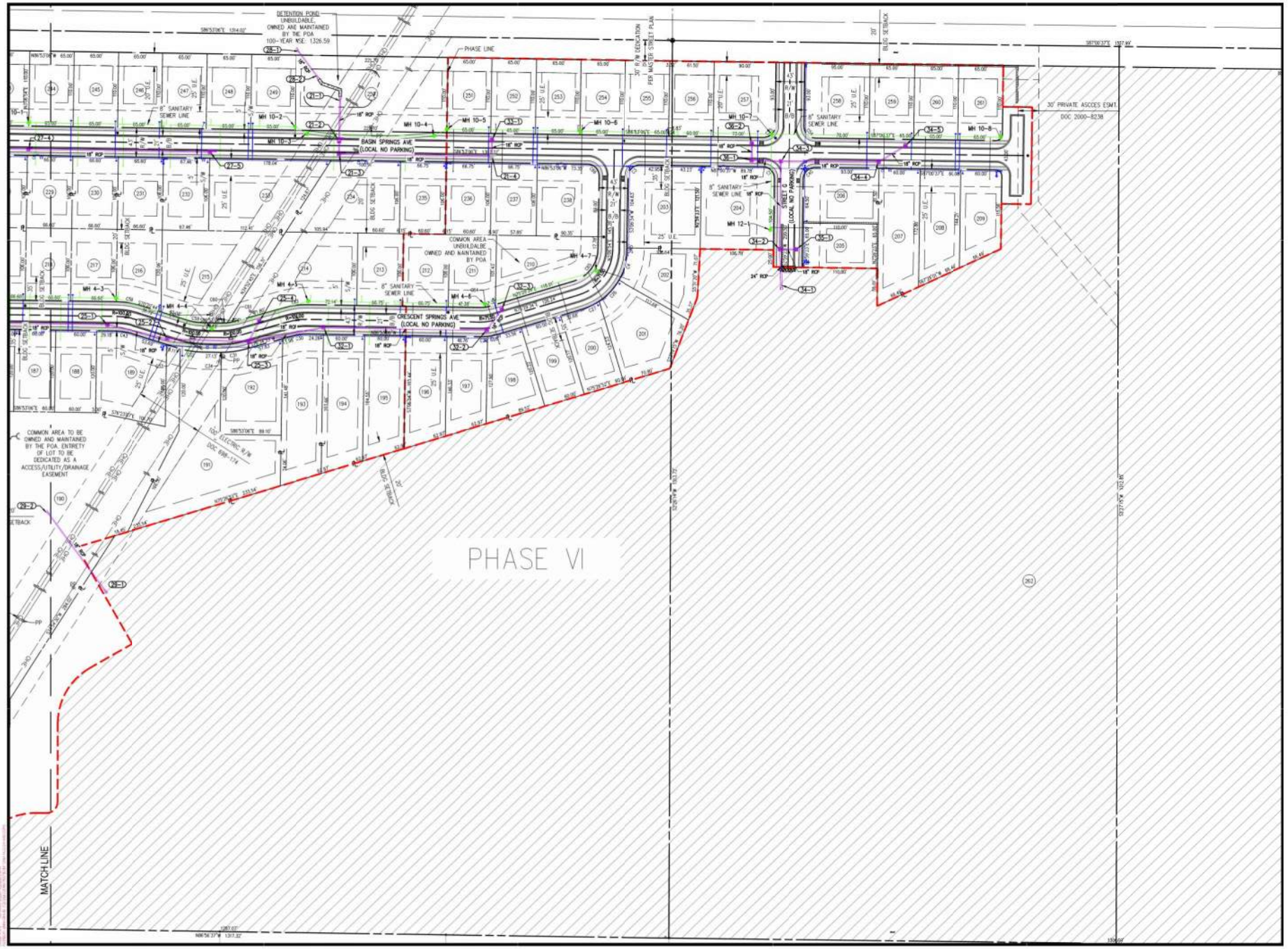

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No. 139

GRAPHIC SCALE IN FEET
60' 0 60'

WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 23008000
ISSUE DATE: 01/22/2026
CONTACT: R. MURRAY
DES. BY: M. LOYD
DRAWN BY: MURRAY

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PP26-07

PRELIMINARY PLAT B

C-103

PARCEL AREA TABLE	
PARCEL #	AREA
1	9809.02
2	7040.00
3	7040.00
4	7040.00
5	7040.00
6	7040.00
7	13750.00
8	7040.00
9	7040.00
10	7040.00
11	7040.00
12	7040.00
13	7040.00
14	7040.00
15	7040.00
16	8737.98
17	8794.28
18	7005.75
19	7005.29
20	7004.52
21	7003.42
22	7002.00
23	7000.26
24	7026.58
25	7052.91
26	7050.64
27	7076.75
28	7074.06
29	7099.96
30	7096.85
31	7122.54
32	7119.01
33	7085.83
34	7052.03
35	7076.68
36	10829.19
37	8644.04
38	7026.59
39	7038.43
40	7050.27
41	7062.12
42	7073.96
43	7085.81
44	7097.65
45	7109.49
46	7121.34
47	7133.18
48	7145.03
49	7156.87
50	7168.71

PARCEL AREA TABLE	
PARCEL #	AREA
51	7180.56
52	7192.40
53	8882.83
54	8417.98
55	7022.50
56	7022.50
57	7022.50
58	7022.50
59	7022.50
60/61	35112.50
62	7022.50
63	7022.50
64	7022.50
65	7022.50
66	7022.50
67	7022.50
68	12571.07
69	12571.07
70	7022.50
71	7022.50
72	7022.50
73	7022.50
74	7022.50
75	7022.50
76	7022.50
77	7022.50
78	7022.50
79	7022.50
80	7022.50
81	7022.50
82	8417.98
83	8417.98
84	7022.50
85	7022.50
86	7022.50
87	7022.50
88	7022.50
89	28090.00
90	7022.50
91	7022.50
92	7022.50
93	7022.50
94	7022.50
95	7022.50
96	7022.50
97	12571.07
98	12571.07
99	7022.50
100	7022.50
101	7022.50

PARCEL AREA TABLE	
PARCEL #	AREA
102	7022.50
103	7022.50
104	7022.50
105	7022.50
106	7022.50
107	7022.50
108	7022.50
109	7022.50
110	7022.50
111	8417.98
112	8417.98
113	7022.50
114	7022.50
115	7022.50
116	7022.50
117	7022.50
118	28090.00
119	7022.50
120	7022.50
121	7022.50
122	7022.50
123	7022.50
124	7022.50
125	7022.50
126	12571.07
127	12571.07
128	7022.50
129	7022.50
130	7022.50
131	7022.50
132	7022.50
133	7022.50
134	7022.50
135	7022.50
136	7022.50
137	7022.50
138	7022.50
139	7022.50
140	8417.98
141	8417.98
142	7022.50
143	7022.50
144	7022.50
145	7022.50
146	7022.50
147	28090.00
148	7022.50
149	7022.50
150	7022.50
151	7022.50

PARCEL AREA TABLE	
PARCEL #	AREA
152	7022.50
153	7022.50
154	7022.50
155	12571.07
156	12571.07
157	7022.50
158	7022.50
159	7022.50
160	7022.50
161	7022.50
162	7022.50
163	7022.50
164	7022.50
165	7022.50
166	7022.50
167	7022.50
168	7022.50
169	8417.98
170	10522.69
171	8075.75
172	8075.75
173	8075.75
174	8075.75
175	10350.59
176	10137.98
177	12370.97
178	12800.87
179	7204.26
180	7200.00
181	7200.00
182	7200.00
183	7200.00
184	7164.30
185	8990.06
186	7200.00
187	7200.00
188	7200.00
189	12701.11
190	102811.48
191	26447.89
192	11484.36
193	12698.92
194	11646.42
195	10499.77
196	9353.11
197	8209.01
198	8476.53
199	7211.58
200	7245.77
201	11801.46

PARCEL AREA TABLE	
PARCEL #	AREA
202	8589.81
203	12699.36
204	12911.35
205	7150.00
206	8902.98
207	11230.99
208	9512.12
209	7793.25
210	11284.24
211	7331.13
212	7075.50
213	7075.50
214	15932.79
215	18243.20
216	7407.21
217	7059.60
218	7059.60
219	7059.60
220	7059.60
221	7059.60
222	7059.60
223	8333.17
224	8505.01
225	7059.60
226	7059.60
227	7059.60
228	7059.60
229	7059.60
230	7059.60
231	7059.60
232	7150.76
233	15393.63
234	14174.43
235	7075.50
236	7075.50
237	7075.50
238	9514.78
239	9927.17
240	7150.00
241	7150.00
242	7150.00
243	7150.00
244	7150.00
245	7150.00
246	7150.00
247	7150.00
248	7150.00
249	7150.00
250	24386.52
251	7150.00

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	26.70'	17.00'	90°00'00"	N42° 00' 37"W	24.04'
C2	3.33'	1521.50'	0°07'31"	N86° 56' 51"W	3.33'
C3	26.70'	17.00'	90°00'00"	S48° 06' 54"W	24.04'
C4	46.91'	93.00'	28°54'09"	S17° 33' 59"W	46.42'
C5	26.70'	17.00'	90°00'00"	N42° 47' 03"W	24.04'
C6	26.70'	17.00'	90°00'00"	N47° 12' 57"E	24.04'
C7	26.70'	17.00'	90°00'00"	S42° 47' 03"E	24.04'
C8	26.70'	17.00'	90°00'00"	S47° 12' 57"W	24.04'
C9	26.70'	17.00'	90°00'00"	N42° 47' 03"W	24.04'
C10	26.70'	17.00'	90°00'00"	N47° 12' 57"E	24.04'
C11	26.70'	17.00'	90°00'00"	S42° 47' 03"E	24.04'
C12	26.70'	17.00'	90°00'00"	S47° 12' 57"W	24.04'
C13	26.70'	17.00'	90°00'00"	N42° 47' 03"W	24.04'
C14	26.70'	17.00'	90°00'00"	N47° 12' 57"E	24.04'
C15	26.70'	17.00'	90°00'00"	S42° 47' 03"E	24.04'
C16	26.70'	17.00'	90°00'00"	S47° 12' 57"W	24.04'
C17	26.70'	17.00'	90°00'00"	N42° 47' 03"W	24.04'
C18	26.70'	17.00'	90°00'00"	N47° 12' 57"E	24.04'
C19	26.70'	17.00'	90°00'00"	S42° 47' 03"E	24.04'
C20	26.70'	17.00'	90°00'00"	S47° 12' 57"W	24.04'
C21	26.70'	17.00'	90°00'00"	N47° 12' 57"E	24.04'
C22	26.70'	17.00'	90°00'00"	S42° 47' 03"E	24.04'
C23	26.47'	17.00'	89°11'54"	S42° 17' 09"E	23.87'
C24	3.23'	1478.50'	0°07'31"	S86° 56' 51"E	3.23'
C25	26.70'	17.00'	90°00'00"	N47° 59' 23"E	24.04'
C26	42.84'	93.00'	26°23'31"	S45° 12' 49"W	42.46'
C27	27.73'	93.00'	17°05'00"	S66° 57' 05"W	27.63'
C28	17.34'	93.00'	10°40'50"	S80° 50' 00"W	17.31'
C29	11.27'	93.00'	6°56'30"	S89° 38' 40"W	11.26'
C30	22.66'	78.50'	16°32'21"	S84° 50' 44"W	22.58'
C31	34.15'	121.50'	16°06'23"	S84° 37' 44"W	34.04'
C32	32.33'	121.50'	15°14'47"	N79° 15' 42"W	32.24'
C33	2.74'	121.50'	1°17'35"	N70° 59' 32"W	2.74'
C34	0.92'	121.50'	0°25'59"	N67° 06' 05"W	0.92'
C40	26.70'	17.00'	90°00'00"	N47° 59' 23"E	24.04'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C41	26.70'	17.00'	90°00'00"	N47° 12' 57"E	24.04'
C42	24.81'	53.50'	26°33'54"	S74° 30' 06"E	24.58'
C43	22.66'	78.50'	16°32'21"	N78° 36' 55"W	22.58'
C44	26.97'	17.00'	90°53'58"	S47° 39' 56"W	24.23'
C45	12.35'	73.00'	9°41'48"	S7° 03' 51"W	12.34'
C46	49.37'	73.00'	38°45'01"	S31° 17' 15"W	48.44'
C47	52.94'	73.00'	41°33'11"	S71° 26' 21"W	51.79'
C48	26.67'	17.00'	89°54'08"	S47° 15' 53"W	24.02'
C49	26.70'	17.00'	90°00'00"	N42° 47' 03"W	24.04'
C50	26.70'	17.00'	90°00'00"	N42° 47' 03"W	24.04'
C51	26.97'	17.00'	90°53'58"	N47° 39' 56"E	24.23'
C52	26.44'	17.00'	89°06'02"	S42° 20' 04"E	23.85'
C53	47.12'	30.00'	90°00'00"	S47° 12' 57"W	42.43'
C54	26.70'	17.00'	90°00'00"	S42° 00' 37"E	24.04'
C55	26.70'	17.00'	90°00'00"	S47° 12' 57"W	24.04'
C56	26.70'	17.00'	90°00'00"	S42° 47' 03"E	24.04'
C57	44.74'	96.50'	26°33'54"	S74° 30' 06"E	44.34'
C58	35.07'	121.50'	16°32'21"	S78° 36' 55"E	34.95'
C59	22.66'	78.50'	16°32'21"	S78° 36' 55"E	22.58'
C60	8.89'	78.50'	6°29'31"	N89° 52' 19"E	8.88'
C61	13.77'	78.50'	10°03'10"	N81° 36' 08"E	13.76'
C63	35.07'	121.50'	16°32'21"	N84° 50' 44"E	34.95'
C64	15.38'	50.00'	17°37'20"	N84° 18' 14"E	15.32'
C65	63.16'	50.00'	72°22'40"	N39° 18' 14"E	59.04'
C66	26.70'	17.00'	90°00'00"	N41° 53' 06"W	24.04'
C67	26.97'	17.00'	90°53'58"	S47° 39' 56"W	24.23'
C68	26.44'	17.00'	89°06'02"	S42° 20' 04"E	23.85'

PARCEL AREA TABLE	
PARCEL #	AREA
252	7150.00
253	7150.00
254	7150.00
255	7150.00
256	7143.98
257	9837.98
258	10387.98
259	7150.00
260	7150.00
261	7150.00
262	2231248.51

NOTE:
LOT 262 DEDICATED TO PHASE VI

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WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 2330800
ISSUE DATE: 07/22/26
CONTACT: R. MURRAY
DES. BY: M. LOYD
DR. CHK'D BY: T. MOORE

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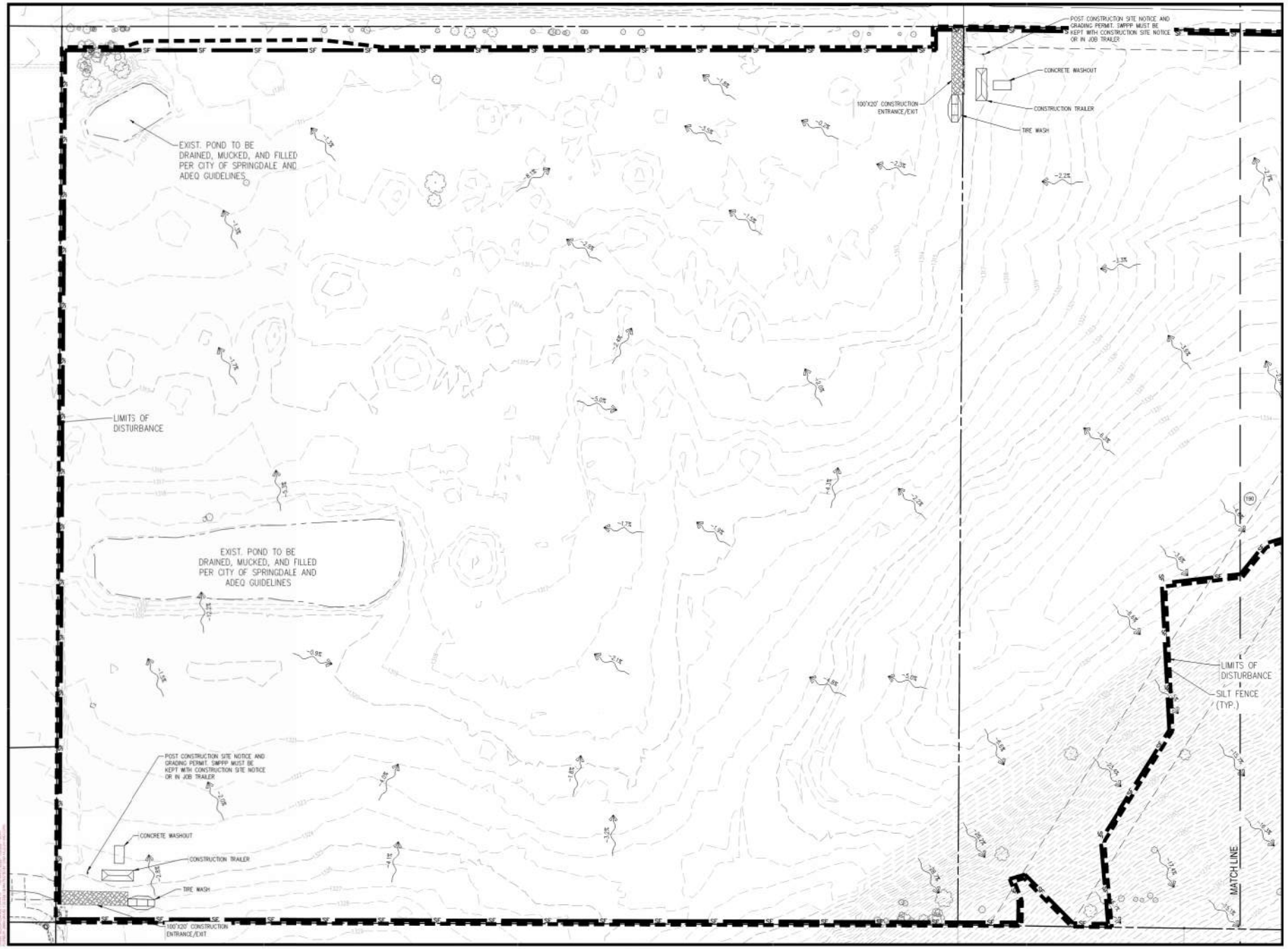
PP26-07

PLAT TABLES

C-104



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GRAPHIC SCALE IN FEET
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PHASES I - VI
SPRINGDALE, AR

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EROSION CONTROL PLAN PH 1A

C-105

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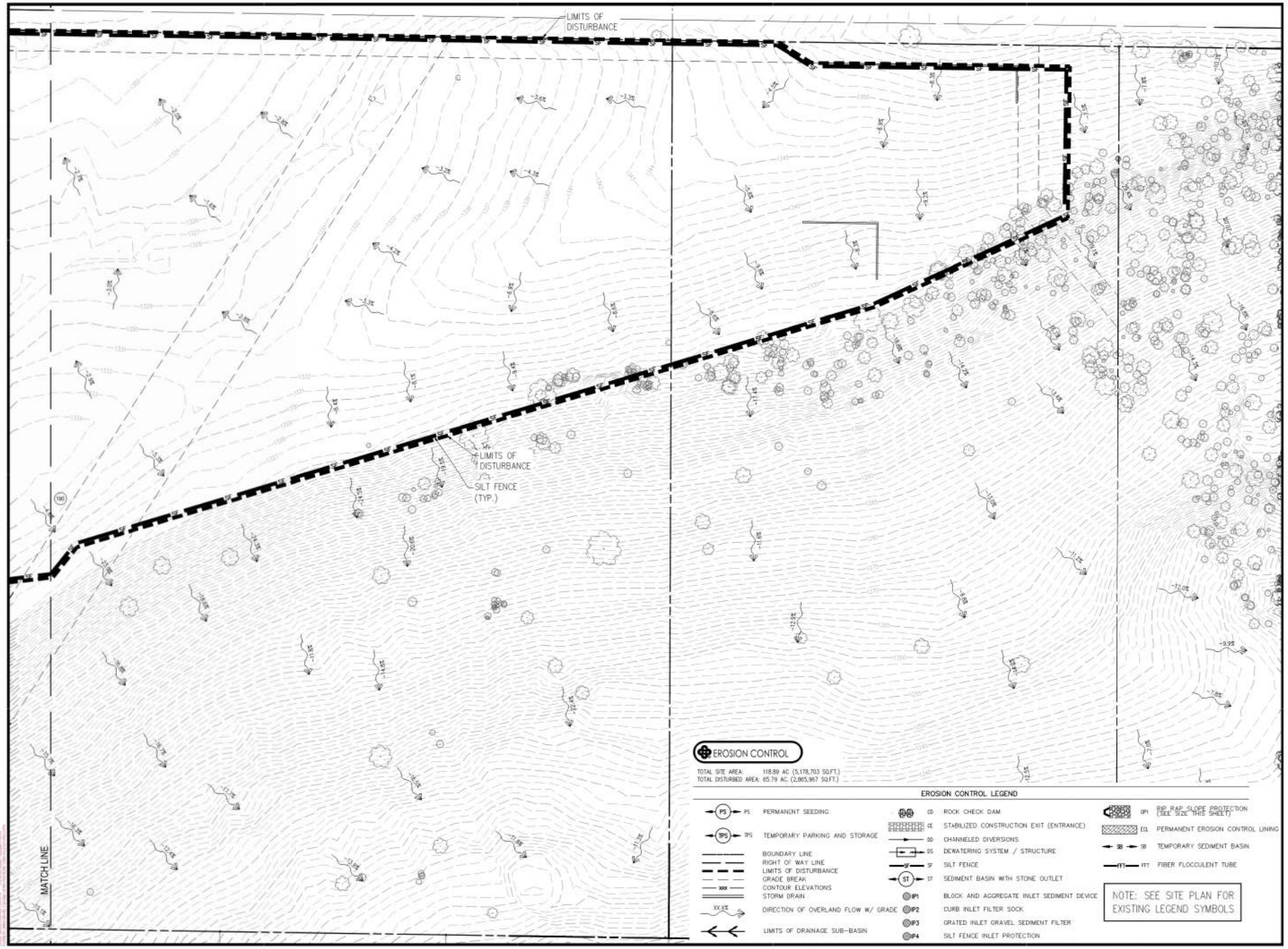

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WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 23003800
ISSUE DATE: 07/22/26
CONTACT: R. MURRAY
DESIGN: M. LOYD
DRAWN: TAYLOR

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EROSION CONTROL PLAN PH 1B

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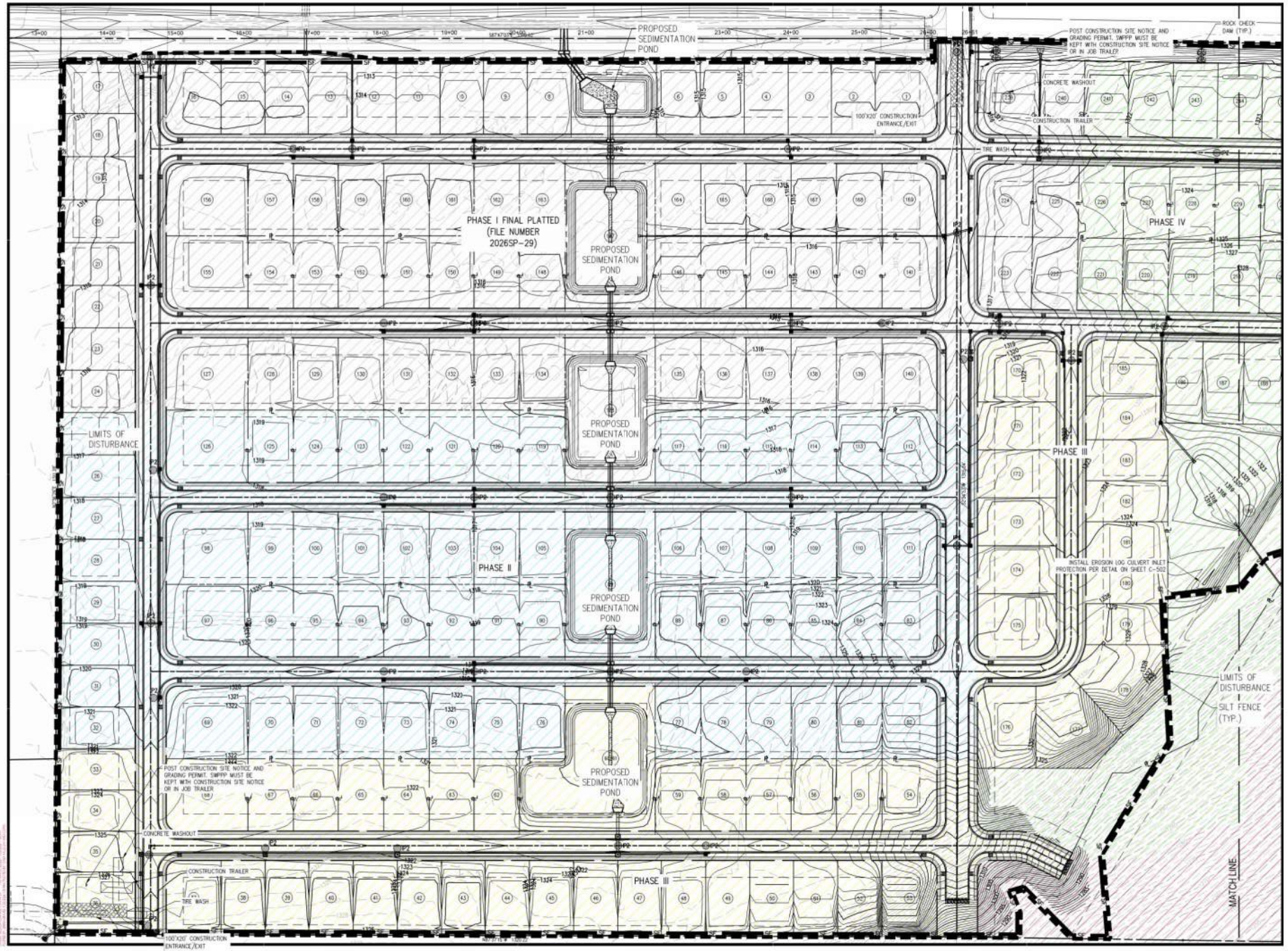

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WHISPERING SPRINGS
PHASES I - VI
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PROJECT NO: 23030800
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DESIGN: M. LOYD
DRAWN: TAYLOR

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EROSION CONTROL PLAN PH 2A

C-107

Return to Agenda

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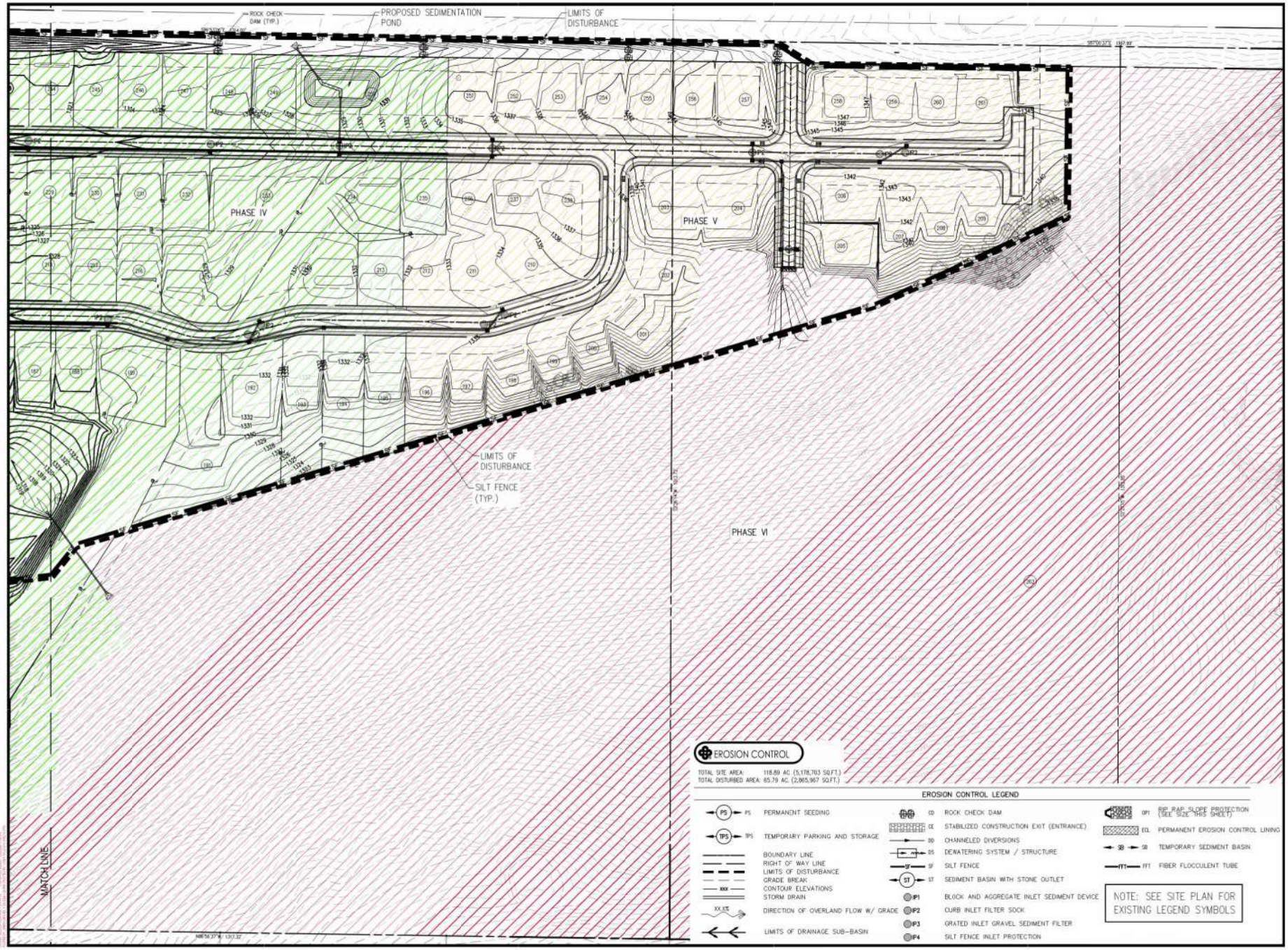

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PROJECT NO: 23003800
ISSUE DATE: 07/22/25
CONTACT: R. MURRAY
DESIGN: M. LOYD
DRAWN: TAYLOR

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EROSION CONTROL PLAN PH 2B

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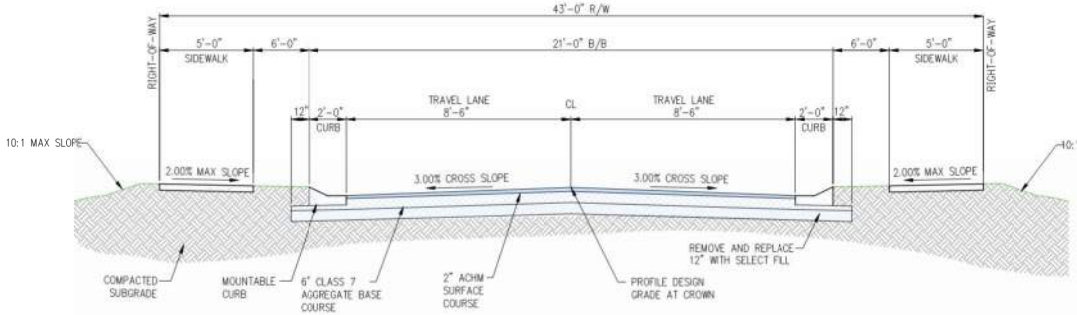
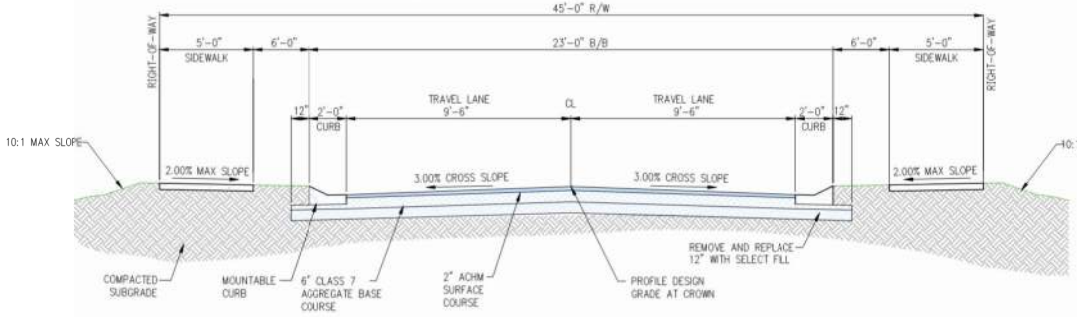


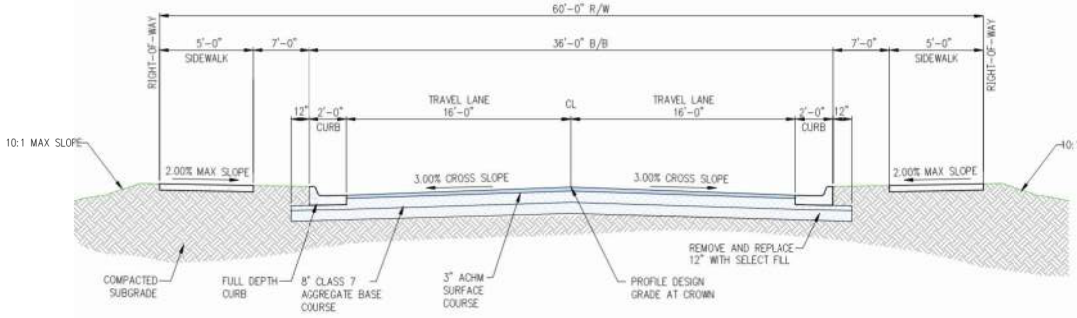
LOCAL STREET NO PARKING, BASIN SPRINGS AVE, CRESCENT SPRINGS ST, STREET B, C, D, & G

NTS



LOCAL STREET NO PARKING, MAGNETIC SPRINGS ST

NTS



COLLECTOR, HYLTON ROAD

NTS

GENERAL NOTES:
1. ALL EXCAVATION, EMBANKMENT, BASE, CURB, ASPHALT PAVING AND CONCRETE SIDEWALK SHALL CONFORM TO THE CITY OF SPRINGDALE STANDARD SPECIFICATIONS FOR STREET AND DRAINAGE CONSTRUCTION, VERSION 4, NOVEMBER 2005.
2. CONTRACTOR SHALL CALL ONE CALL TO HAVE EXISTING UTILITIES MARKED PRIOR TO CONSTRUCTION BEGINNING.
3. ALL BEST MANAGEMENT PRACTICES SHALL BE IN PLACE PRIOR TO STREET CONSTRUCTION BEGINNING, INCLUDING ALL DETENTION PONDS. REFER TO THE PROJECT SWPPP FOR MORE INFORMATION.

SUBGRADE NOTES:
1. THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SECTION 203 FOR THE STANDARD SPECIFICATIONS, AND IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, PROVIDED BY GTS.

BASE COURSE NOTES:
1. BASE COURSE MATERIAL SHALL NOT BE PLACED ON FROZEN SUGRADE OR SUBBASE.
2. THE AGGREGATE SHALL BE PLACED ON THE SUBGRADE OR OTHER BASE COURSE MATERIAL AND SPREAD UNIFORMLY TO SUCH DEPTH AND LINES THAT WHEN COMPACTED, IT WILL HAVE THE THICKNESS, WIDTH, AND CROSS SECTION SHOWN ON THE PLANS. BASE MATERIAL SHALL EXTEND FULL DEPTH TO 1' OR GREATER BEYOND THE PLANNED BACK OF CURB LINE.
3. THE AGGREGATE MATERIAL SHALL BE SPREAD THE SAME DAY THAT IT IS HAULED. SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT NO SEGREGATION OF COURSE AND FINE PARTICLES NOR NESTS OR HARD AREAS CAUSED BY DUMPING THE AGGREGATE ON THE SUBGRADE WILL EXIST. CARE SHALL BE TAKEN TO PREVENT MIXING OF SUBGRADE OF UNSPECIFIED MATERIAL WITH THE BASE COURSE MATERIAL IN THE BLADING AND SPREADING OPERATION.
4. EACH COURSE SHALL BE THOROUGHLY MIXED FOR THE FULL DEPTH OF THE COURSE AND SHALL BE COMPACTED BY ANY SATISFACTORY METHOD THAT WILL PRODUCE THE DENSITY SPECIFIED. THE AGGREGATE SHALL BE MAINTAINED SUBSTANTIALLY AT OPTIMUM MOISTURE DURING THE MIXING, SPREADING, AND COMPACTING OPERATIONS. THE SPECIFIED GRADE AND CROSS SECTION SHALL BE MAINTAINED BY BLADING THROUGHOUT THE COMPACTION OPERATION. THE MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY, NOT LESS THAN 95% OF THE MAXIMUM DENSITY DETERMINED IN THE LABORATORY BY AASHTO T 180 OR ASTM D1557. THE AGGREGATE SHALL BE COMPACTED ACROSS THE FULL WIDTH OF APPLICATION.
5. THE COMPACTED BASE COURSE SHALL BE TESTED FOR DEPTH AND ANY DEFICIENCIES CORRECTED BY SCARIFYING, PLACING ADDITIONAL MATERIAL, MIXING, RESHAPING, AND RECOMPACTING TO THE SPECIFIED DENSITY, AS DIRECTED. THE BASE COURSE SHALL BE SHAPED FOR ITS FULL WIDTH TO THE REQUIRED GRADE AND CROSS SECTION. THE FINISHED BASE COURSE LAYER SHALL NOT VARY AT ANY POINT BY MORE THAN .02 FOOT FROM THE PRESCRIBED ELEVATION.

PAVING NOTES:
1. MARSHALL AND SUPERPAVE MIXES ARE BOTH ACCEPTABLE (REFER TO SECTION 403 OF THE STANDARD SPECIFICATIONS). MARSHALL MIXES SHALL BE PER SECTION 406 OF THE AHTD STANDARD SPECIFICATIONS EDITION OF 1996 AND SECTION 403.02 OF THE STANDARD SPECIFICATIONS. SUPERPAVE SURFACE COURSE SHALL BE PER SECTION 407 OF THE AHTD STANDARD SPECIFICATIONS EDITION OF 2003 AND SECTION 403.03 OF THE STANDARD SPECIFICATIONS.
2. THE MIXTURE SHALL BE PLACED ON AN APPROVED SURFACE, SPREAD, AND STRUCK OFF TO THE LINE, GRADE, AND ELEVATION ESTABLISHED. THE MIXTURE SHALL BE PLACED ONLY ON A BASE THAT SHOWS NO EVIDENCE OF FREE MOISTURE, AND ONLY WHEN WEATHER CONDITIONS ARE SUITABLE.
3. THE MIXTURE FROM ALL TYPES OF PLANTS SHOULD BE DELIVERED TO THE PAVER WITHIN THE RECOMMENDED COMPACTION TEMPERATURE RANGE AS SHOWN ON THE APPROVED JOB MIX DESIGN. THESE RECOMMENDED TEMPERATURES SHOULD BE USED IN PLACING AND COMPACTING THE MATERIAL. IN ADDITION, SURFACE AND BINDER COURSE MIXTURES SHALL NOT BE PLACED ON THE ROADWAY AT A TEMPERATURE LOWER THAN 250° F.
4. THE PAVER SHALL UNIFORMLY DISTRIBUTE AND COMPACT THE MIXTURE IN FRONT OF THE SCREED FOR THE FULL WIDTH BEING PAVED. THE SCREED OR STRIKE-OFF ASSEMBLY SHALL EFFECTIVELY PRODUCE A FINISHED SURFACE OF SMOOTH AND UNIFORM TEXTURE WITHOUT TEARING, SHOVING, OR GOUGING THE MIXTURE. THE PAVER SHALL BE OPERATED AT FORWARD SPEEDS CONSISTENT WITH SATISFACTORY LAYING OF THE MIXTURE. THE SPEED OF THE PAVER SHALL BE MATCHED WITH THE PLANT PRODUCTION RATE AND NUMBER OF HAULING UNITS. STOP AND GO OPERATION OF THE PAVER IS TO BE AVOIDED.
5. THE MIXTURE, AFTER BEING SPREAD, SHALL BE THOROUGHLY COMPACTED BY ROLLING AS SOON AS IT WILL BEAR THE WEIGHT OF THE ROLLERS WITHOUT UNDUE DISPLACEMENT. WHEN USING VIBRATORY ROLLERS, THE CONTRACTOR SHALL EXERCISE DUE CAUTION TO PREVENT ANY DETERIORATION OF THE MATERIAL CAUSED BY EXCESSIVE ROLLING OR VIBRATION. VIBRATORY ROLLERS SHALL BE OPERATED IN SUCH A MANNER THAT OVERLAP OF ADJACENT PASSES SHALL BE HELD TO A MINIMUM. VIBRATION SHALL NOT BE USED ON COURSES LESS THAN 1 1/2 THICK.
6. BITUMINOUS MIXTURES SHALL NOT BE PLACED ON ANY WET OR FROZEN SURFACE OR WHEN WEATHER CONDITIONS OTHERWISE PREVENT THE PROPER HANDLING AND FINISHING OF THE MIXTURE.
7. BITUMINOUS MIXTURES MAY ONLY BE PLACED WHEN EITHER THE AMBIENT AIR TEMPERATURE OR THE ROAD SURFACE TEMPERATURE IS EQUAL TO OR GREATER THAN THAT SHOWN IN THE TABLE.
8. REGARDLESS OF THE TEMPERATURES HEREIN SPECIFIED, PAVING WILL NOT BE ALLOWED UNLESS SPECIFIC DENSITY, EITHER BY PERCENT OF FIELD MOLD DENSITY OR BY ROLLING PROCEDURE, CAN BE ACHIEVED BEFORE THE BITUMINOUS MIXTURE COOLS TO 175 DEGREES FAHRENHEIT.

BITUMINOUS PLACEMENT TEMPERATURE LIMITATIONS:

Paving Course	Thickness (Inches)	Min. Air Temperature (Degrees F.)	Min. Road Surface Temperature (Degrees F.)
Surface	All	45	45
Subsurface	Less than 3	40	45
Subsurface	3 or more	30	35

CONCRETE CURB AND GUTTER
1. THE SUBGRADE SHALL BE SHAPED TO THE REQUIRED DEPTH BELOW THE FINISHED SURFACE, ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS, AND SHALL BE COMPACTED TO A FIRM, EVEN SURFACE. WHERE CURB IS TO BE PLACED AS PART OF A STREET, THE COMPACTION REQUIREMENTS OF THE STREET SHALL APPLY TO THE SUBGRADE AND BASE COURSE UNDERNEATH THE CURB.
2. INTEGRAL CURB. AFTER THE CONCRETE PAVEMENT HAS BEEN STRUCK OFF, THE CURB FORMS SHALL BE CLEANED OR OTHERWISE SECURELY FASTENED IN PLACE TO THE SLAB FORM AND ADDITIONAL CONCRETE FOR THE CURB SHALL THEN BE DEPOSITED AND THOROUGHLY TAMPED. THE CONCRETE SHALL BE PLACED WITHIN 30 MINUTES AFTER THE PAVEMENT SLAB HAS BEEN FINISHED AND CARE SHALL BE TAKEN TO SECURE MONOLITHIC CONSTRUCTION. THE CONCRETE SHALL BE SPADED OR VIBRATED SUFFICIENTLY TO ELIMINATE VOIDS AND SHALL BE TAMPED TO BRING THE MORTAR TO THE SURFACE. IT SHALL THEN BE FINISHED SMOOTH AND EVEN WITH A WOOD FLOAT AND GIVEN A CLASS 6 FINISH ACCORDING TO SECTION 601.16. THE EDGES SHALL BE ROUNDED WITH AN APPROVED FINISHING TOOL TO THE RADIUS SHOWN ON THE PLANS.
3. CONCRETE CURB OR CONCRETE COMBINATION CURB AND GUTTER. THE CONCRETE SHALL BE DEPOSITED IN THE FORMS UPON WETTED SUBGRADE AND VIBRATED AND SPADED UNTIL MORTAR ENTIRELY COVERS THE SURFACE. AFTER WHICH IT SHALL BE FINISHED SMOOTH AND EVEN BY MEANS OF A WOOD FLOAT AND GIVEN A CLASS 6 FINISH ACCORDING TO SECTION 601.16. EDGES SHALL BE ROUNDED AS SHOWN ON THE PLANS WHILE THE CONCRETE IS STILL PLASTIC.
4. EXPANSION JOINTS FOR CONCRETE CURB OR CONCRETE COMBINATION OF CURB AND GUTTER SHALL BE INSTALLED AT STATIONARY STRUCTURES SUCH AS CATCH BASINS, DROP INLETS, ETC., AND AT ENDS OF CURB RETURNS. WHERE CURB AND GUTTER IS CONSTRUCTED ADJACENT TO OR ON RIGID PAVEMENTS, THE LOCATION AND WIDTH OF JOINTS SHALL COINCIDE WITH THOSE IN THE PAVEMENT. WHERE PRACTICABLE. EXPANSION JOINTS SHALL HAVE A THICKNESS OF ½Δ AND SHALL BE FILLED WITH JOINT FILLER ACCORDING TO SECTION 601.11 SHAPED TO THE CROSS SECTION OF THE CURB AND CONSTRUCTED AT RIGHT ANGLES TO THE CURB LINE.
5. CONTRACTION JOINTS FOR CONCRETE CURB OR CONCRETE COMBINATION CURB AND GUTTER SHALL BE 1/8Δ TO 3/8Δ WIDE X 1 ½Δ DEEP AND SHALL BE CONSTRUCTED AT 15' INTERVALS. THEY SHALL BE CONSTRUCTED AT RIGHT ANGLES TO THE CENTERLINE AND PERPENDICULAR TO THE SURFACE OF THE CURB AND GUTTER. WHERE CURB AND GUTTER IS CONSTRUCTED ADJACENT TO OR ON RIGID PAVEMENTS, THE LOCATION AND WIDTH OF JOINTS SHALL COINCIDE WITH THOSE IN THE PAVEMENT, WHERE PRACTICABLE. CONTRACTION JOINTS SHALL BE FORMED BY SAWING, UNLESS OTHERWISE SPECIFIED, AND FILLED ACCORDING TO THE REQUIREMENTS FOR JOINT SEALS AS SPECIFIED IN SECTION 601.11, OR WITH A COMMERCIALLY AVAILABLE SILICONE PRODUCT APPROVED BY THE CITY.
6. SURFACE TESTS. BEFORE THE CONCRETE IS GIVEN THE FINAL FINISHING, THE SURFACE OF THE GUTTER AND THE TOP OF THE CURB SHALL BE TRUE TO LINE AND GRADE. THE MAXIMUM VARIATION IN 10' SHALL NOT EXCEED 3/8Δ.
7. CURING. WHEN COMPLETED, THE CONCRETE SHALL BE CURED AS SPECIFIED IN SECTION 601.15.
8. BACKFILLING. AFTER THE CONCRETE HAS SET SUFFICIENTLY, THE SPACE BEHIND THE CURB SHALL BE REFILLED TO THE REQUIRED ELEVATION WITH SUITABLE MATERIAL, FREE FROM TOPSOIL, LEAVES, TWIGS, OR OTHER ORGANIC MATERIAL, TRASH, LARGE ROCKS, OR OTHER DELETERIOUS MATERIALS. THIS MATERIAL SHALL BE FIRMLY COMPACTED TO 90% OF THE MATERIAL'S MAXIMUM DENSITY AS DETERMINED BY AASHTO T99 OR ASTM D698 BY MEANS OF APPROVED MECHANICAL EQUIPMENT AND NEATLY GRADED.

CONCRETE SIDEWALK
1. COMPACTION REQUIREMENTS OF THE STREET SHALL APPLY TO THE SUBGRADE AND BASE COURSE UNDERNEATH THE CURB.
2. SUBGRADE. THE SUBGRADE SHALL BE EXCAVATED OR FILLED TO THE REQUIRED GRADE. UNACCEPTABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, FREE FROM TOPSOIL, LEAVES, TWIGS, OR OTHER ORGANIC MATERIAL, TRASH, LARGE ROCKS, OR OTHER DELETERIOUS MATERIALS, AND THE ENTIRE SUBGRADE SHALL BE THOROUGHLY COMPACTED WITH APPROVED MECHANICAL EQUIPMENT TO NOT LESS THAN 90% OF THE MATERIAL'S MAXIMUM DENSITY AS DETERMINED BY AASHTO T99 OR ASTM D698.
3. PLACING AND FINISHING. THE CONCRETE SHALL BE DEPOSITED IN THE FORMS UPON THE WETTED SUBGRADE TO SUCH DEPTH THAT WHEN IT IS COMPACTED AND FINISHED, THE TOP SHALL BE AT THE REQUIRED ELEVATION. IT SHALL BE THOROUGHLY CONSOLIDATED AND THE EDGES ALONG THE FORMS SPADED TO PREVENT HONEYCOMB. THE TOP SHALL THEN BE STRUCK OFF WITH A STRAIGHTEDGE AND TAMPED OR VIBRATED SUFFICIENTLY TO FLUSH MORTAR TO THE SURFACE, AFTER WHICH IT SHALL BE GIVEN A CLASS 6 FINISH ACCORDING TO SECTION 601.16. EDGES SHALL BE ROUNDED WITH A ½Δ RADIUS, INCLUDING EDGES AT JOINTS. TRANSVERSE JOINTS IN THE WALKS SHALL BE CUT WITH A ½Δ JOINTER AT INTERVALS NOT GREATER THAN THE WIDTH OF THE WALK BEING CONSTRUCTED, OR AS DIRECTED. WHEN COMPLETED, THE CONCRETE SHALL BE CURED AS SPECIFIED IN SECTION 601.15.
4. BACKFILLING. AFTER THE FORMS HAVE BEEN REMOVED, THE SPACES ON EACH SIDE OF THE WALK SHALL BE BACKFILLED WITH SUITABLE MATERIAL, WHICH SHALL BE FIRMLY COMPACTED AND NEATLY GRADED. TOPSOIL MEETING THE REQUIREMENTS OF SECTION 204 SHALL BE USED WHEN AREAS ADJACENT TO THE SIDEWALK ARE TO BE SEEDED OR SODDED.
5. EXPANSION JOINTS. A SPACE NOT LESS THAN ½Δ WIDE SHALL BE LEFT BETWEEN THE SIDEWALKS AND ADJACENT STRUCTURES, EXCEPT THAT NO SPACE SHALL BE LEFT BETWEEN THE SIDES OF THE WALKS AND ADJACENT CURBS. THIS SPACE SHALL BE FILLED WITH APPROVED JOINT FILLER COMPLYING WITH AASHTO M 213.

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WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 23300800
ISSUE DATE: 02/12/2026
CONTRACT: R. MURRAY
DESIGN: M. LOYD
DRAWN: TAYLOR

ISSUED FOR REVIEW

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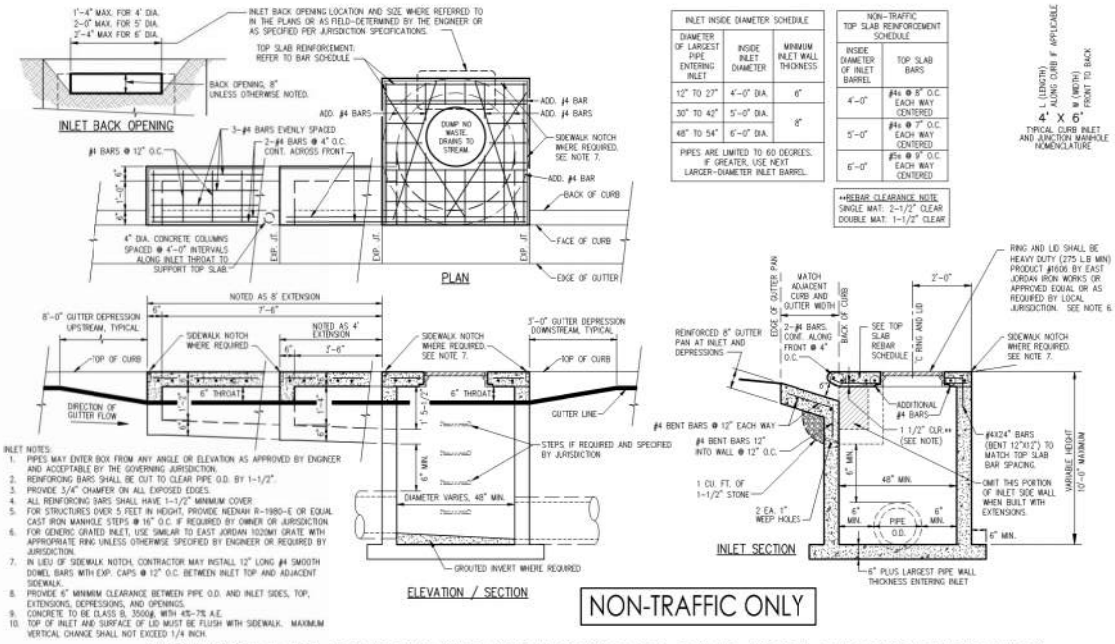
PP26-07

TYPICAL SECTION

C-501



INLET INSIDE DIAMETER SCHEDULE		
DIAMETER OF LARGEST PIPE ENTERING INLET	INSIDE INLET DIAMETER	MINIMUM INLET WALL THICKNESS
12" TO 27"	4'-0" DIA.	6"
30" TO 42"	5'-0" DIA.	8"
48" TO 54"	6'-0" DIA.	
PIPES ARE LIMITED TO 60 DEGREES. IF GREATER, USE NEXT LARGER-DIAMETER INLET BARREL.		

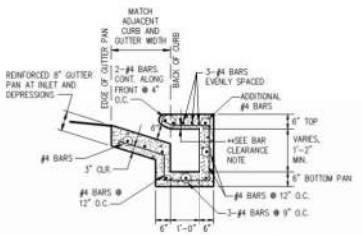
NON-TRAFFIC TOP SLAB REINFORCEMENT SCHEDULE	
INSIDE DIAMETER OF INLET BARREL	TOP SLAB BARS
4'-0"	#4s @ 8" O.C. EACH WAY CENTERED
5'-0"	#4s @ 7" O.C. EACH WAY CENTERED
6'-0"	#5s @ 9" O.C. EACH WAY CENTERED

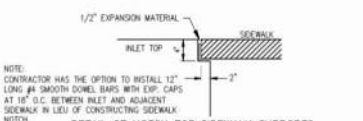
**REBAR CLEARANCE NOTE
SINGLE MAT: 2-1/2" CLEAR
DOUBLE MAT: 1-1/2" CLEAR

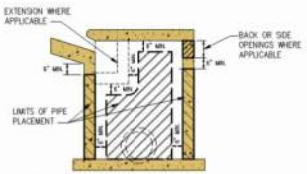
4" X 6" TYPICAL CURB INLET AND JUNCTION MANHOLE NOMENCLATURE

NON-TRAFFIC ONLY

TYPICAL CIRCULAR NON-TRAFFIC CURB INLET (TYPICAL CIRCULAR NON-TRAFFIC JUNCTION BOX & GRATED INLET SIMILAR)
NTS
NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.
THIS NON-TRAFFIC DETAIL IS INTENDED FOR SIDEWALK LOADING ONLY WITH UNIFORMLY DISTRIBUTED LIVE LOAD OF 100 PSF OF CONCENTRATED LIVE LOAD OF 3000 POUNDS.

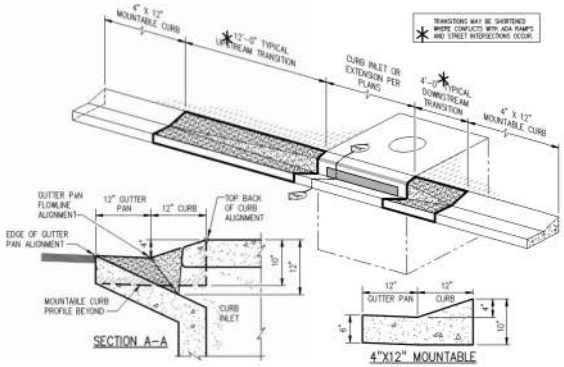






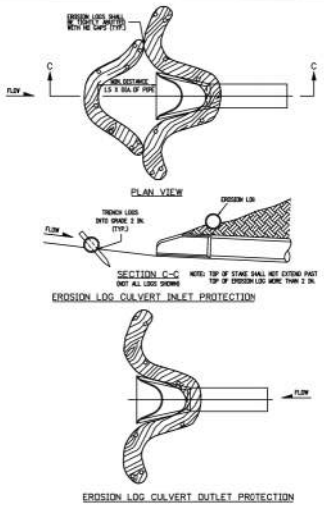
CONCRETE CHARACTERISTICS	CLASS A	CLASS B
MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS)	3000	3500
MIN. CEMENT CONTENT (BAGS PER CUBIC YARD)	5.5	6.0
MAX. NET WATER / SHLB. BAG (GALLONS)	6.5	5.5
SLUMP RANGE (INCHES)	1-4+	1-4+
AIR CONTENT RANGE (%)	4-7	4-7
MAX. FLY ASH CONTENT (%)	20	20

* MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.



4"X12" MOUNTABLE CURB TRANSITION at CURB INLETS & EXTENSIONS
NTS

NON-TRAFFIC ONLY



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WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

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PROJECT NO: 23008.00
ISSUE DATE: 07/22/26
CONTACT: R. MURRAY
DES. BY: M. LOYD
DRAWN BY: TAYLOR

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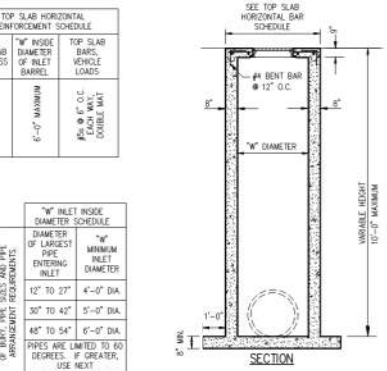
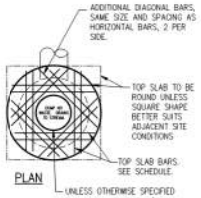
PP26-07
STANDARD DETAILS

C-502

TOP SLAB HORIZONTAL REINFORCEMENT SCHEDULE		
TOP SLAB THICKNESS	"W" INSIDE DIAMETER OF INLET BARREL	TOP SLAB BARS, VEHICLE LOADS
VEHICLE LOADS, 9"	6'-0" MAXIMUM	#5 @ 6" O.C. EACH WAY, DOUBLE MAT

"W" INLET INSIDE DIAMETER SCHEDULE		
"W" BARREL DIAMETER TO BE DETERMINED BY CONSIDERING DEPTH OF BURY, PIPE SIZES AND PIPE ASSEMBLAGE REQUIREMENTS.	DIAMETER OF LARGEST PIPE ENTERING INLET	"W" MINIMUM INLET DIAMETER
	12" TO 27"	4'-0" DIA.
	30" TO 42"	5'-0" DIA.
	48" TO 54"	6'-0" DIA.
	PIPES ARE LIMITED TO 60 DEGREES. IF GREATER, USE NEXT LARGER-DIAMETER INLET BARREL.	





UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION'S STANDARDS OR CUSTOMIZED REQUIREMENTS, LID AND RING SHALL BE HEAVY DUTY EAST JORDAN #1606 OR APPROVED EQUAL.

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E.

TRAFFIC-RATED

TYPICAL TRAFFIC-RATED CIRCULAR-BARREL JUNCTION BOX

NTS

NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
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4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E.
7. PIPES SHALL NOT CONNECT AT OR WITHIN 6" OF ANY CORNER EDGE.

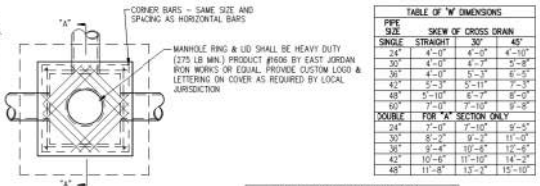
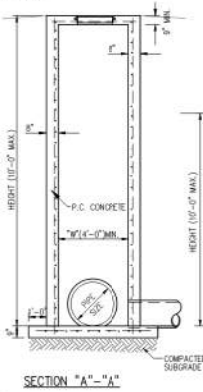


TABLE OF "W" DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"



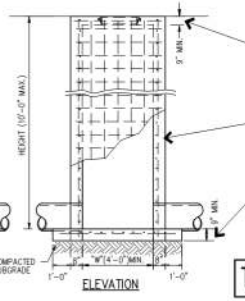


TABLE OF TOP & BOTTOM DIMENSIONS		
WIDTH ("W")	BOTTOM	WALL TOP
BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"
GREATER THAN 7'	6" + PIPE THICKNESS	8"
4'	6" + PIPE THICKNESS	8"
BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"

REINFORCEMENT SCHEDULE, TOP		
VEHICLE LOADS	STEEL	SPECIAL PATTERN
	DOUBLE MAT #5 @ 6" E.W.	DIAGONAL @ COVER

REINFORCEMENT SCHEDULE, WALLS		
WIDTH ("W")	HOR.	VERT.
4'	#4 @ 9"	#4 @ 10"
BETWEEN 4' & 7'	#5 @ 9"	#4 @ 10"
GREATER THAN 7'	#5 @ 4 1/2"	#4 @ 10"

REINFORCEMENT SCHEDULE, BASE	
9" MIN.	#4 @ 6" E.W.

TRAFFIC-RATED

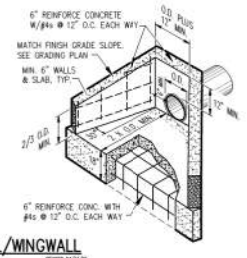
TYPICAL TRAFFIC-RATED RECTANGULAR BARREL JUNCTION BOX

NTS

CONCRETE CHARACTERISTICS	CLASS A	CLASS B
MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS)	3000	3500
MIN. CEMENT CONTENT (BAGS PER CUBIC YARD)	5.5	6.0
MAX. NET WATER / 94LB. BAG (GALLONS)	6.5	5.5
SLUMP RANGE (INCHES)	1-4+	1-4+
AIR CONTENT RANGE (%)	4-7	4-7
MAX. FLY ASH CONTENT (%)	20	20

* MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.

1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. CONCRETE SHALL BE CLASS B, 3500#, 4%-7% A.E.
6. CONTRACTOR SHALL PROVIDE APPROVED PEDESTRIAN SAFETY RAILS AND VEHICULAR GUARD RAILS WHERE NECESSARY OR REQUIRED BY LOCAL, STATE AND FEDERAL CODES.



SINGLE PIPE HEADWALL/WINGWALL

NTS

1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
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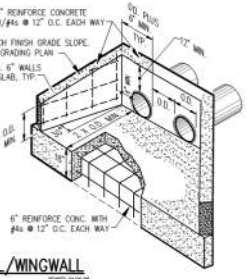
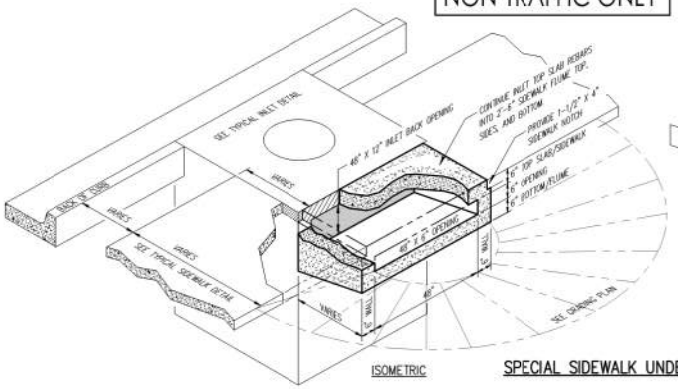
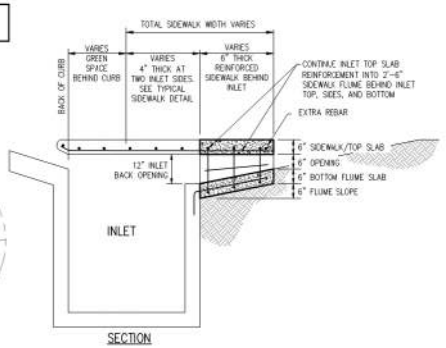


MULTI-PIPE HEADWALL/WINGWALL

NON-TRAFFIC ONLY





SPECIAL SIDEWALK UNDERDRAIN AT CURB INLETS

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WHISPERING SPRINGS
PHASES I - VI
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DESIGN M. LOYD
DRAWN TAYLOR

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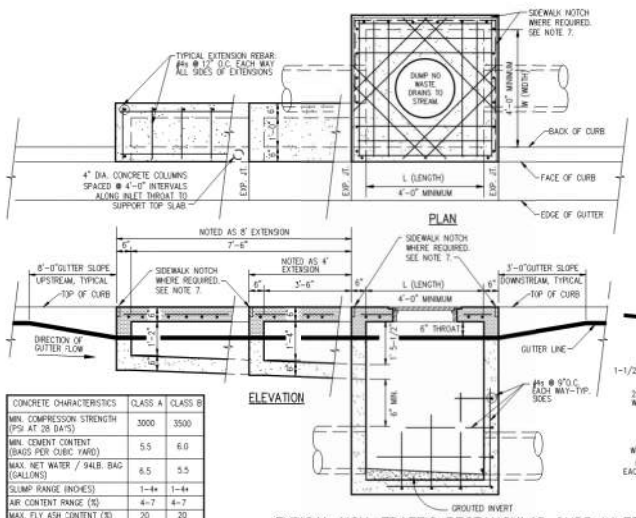
PP26-07

STANDARD DETAILS

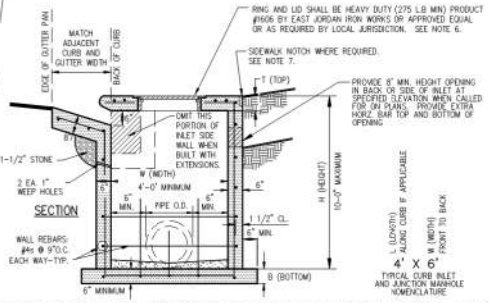
C-503



CONCRETE CHARACTERISTICS	CLASS A	CLASS B
MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS)	3000	3500
MIN. CEMENT CONTENT (BAGS PER CUBIC YARD)	5.5	6.0
MAX. NET WATER / 94LB. BAG (GALLONS)	6.5	5.5
SLUMP RANGE (INCHES)	1-4+	1-4+
AIR CONTENT RANGE (%)	4-7	4-7
MAX. FLY ASH CONTENT (%)	20	20

+ MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.

INLET NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER AND ACCEPTABLE BY THE GOVERNING JURISDICTION.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE O.D. BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER
5. FOR STRUCTURES OVER 5 FEET IN HEIGHT, PROVIDE NEENAH R-1980-E OR EQUAL CAST IRON MANHOLE STEPS @ 16" O.C. IF REQUIRED BY OWNER OR JURISDICTION.
6. FOR GENERIC GRATED INLET, USE SIMILAR TO EAST JORDAN 1020M1 GRATE WITH APPROPRIATE RING UNLESS OTHERWISE SPECIFIED BY ENGINEER OR REQUIRED BY JURISDICTION.
7. IN LIEU OF SIDEWALK NOTCH, CONTRACTOR MAY INSTALL 12" LONG #4 SMOOTH DOWEL BARS WITH EXP. CAPS @ 12" O.C. BETWEEN INLET TOP AND ADJACENT SIDEWALK.
8. PROVIDE 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.
9. CONCRETE TO BE CLASS B, 3500psi, WITH 4%-7% A.E.



NON-TRAFFIC RECTANGULAR CURB INLET AND JUNCTION BOX
DIMENSIONS AND REINFORCING SCHEDULE

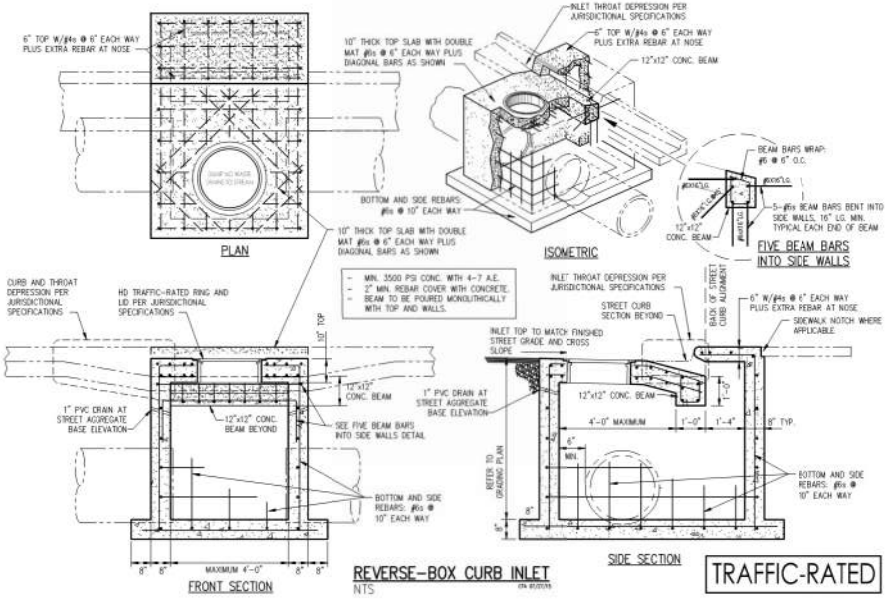
A (WALL) WALL THICKNESS	H (HEIGHT) TOP OF BOX TO T	L (LENGTH) ALONG CURB INSIDE BOX	W (WIDTH) INSIDE BOX	T (TOP) SLAB THICKNESS	B (BOTTOM) SLAB THICKNESS	TOP SLAB STEEL	BOTTOM SLAB STEEL	ADDITIONAL DIAGONAL BARS AT RING AND LID
6 INCHES (10' MAX. DEPTH)	10'-0" MAXIMUM – SEE PLAN SHEETS	4'	4'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	EIGHT #4s X MAXIMUM LENGTH POSSIBLE @ 6" O.C.
		5'	4'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		6'	6'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		4'	7'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		4'	8'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		4'	10'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		5'	5'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		6'	4'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		6'	6'	6"	6"	#4s @ 6" BOTH WAYS	#4s @ 6" BOTH WAYS	
		7'	4'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		7'	7'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		8'	4'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		9'	4'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		9'	5'	8"	8"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		8'	8'	9"	9"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		10'	6'	9"	9"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		16'	6'	9"	9"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	
		16'	8'	9"	9"	#5s @ 8" BOTH WAYS	#5s @ 8" BOTH WAYS	

TYPICAL NON-TRAFFIC RECTANGULAR CURB INLET (TYPICAL NON-TRAFFIC RECTANGULAR JUNCTION BOX & GRATED INLET SIMILAR)

NTS NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.
THIS NON-TRAFFIC DETAIL IS INTENDED FOR SIDEWALK LOADING ONLY WITH UNIFORMLY DISTRIBUTED LIVE LOAD OF 100 PSF OF CONCENTRATED LIVE LOAD OF 3000 POUNDS.

REVISED 04/9/15

NON-TRAFFIC ONLY



REVERSE-BOX CURB INLET

NTS

TRAFFIC-RATED

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WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

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PROJECT NO: 23004800
ISSUE DATE: 07/22/26
CONTACT: R. MURRAY
DES. BY: M. LOYD
DRAWN BY: TAYLOR

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STANDARD DETAILS

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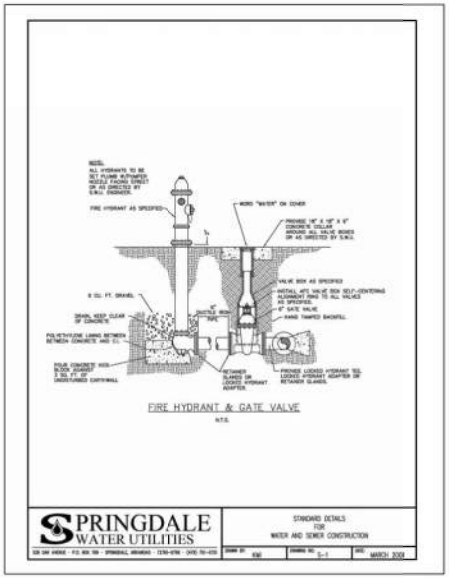

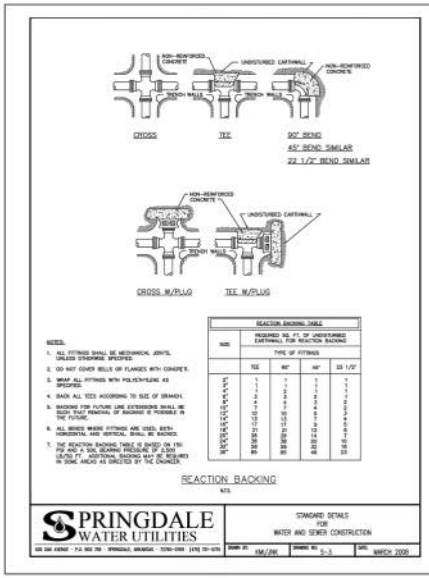

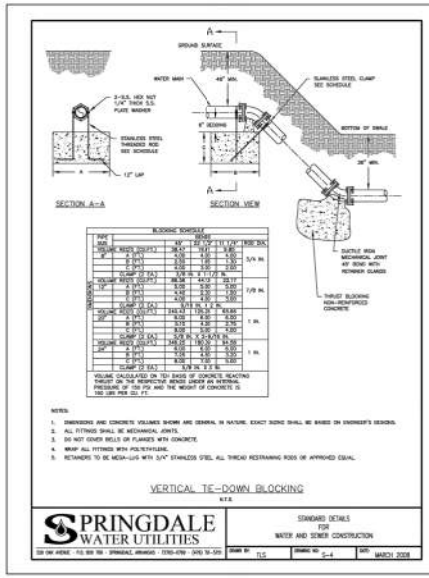

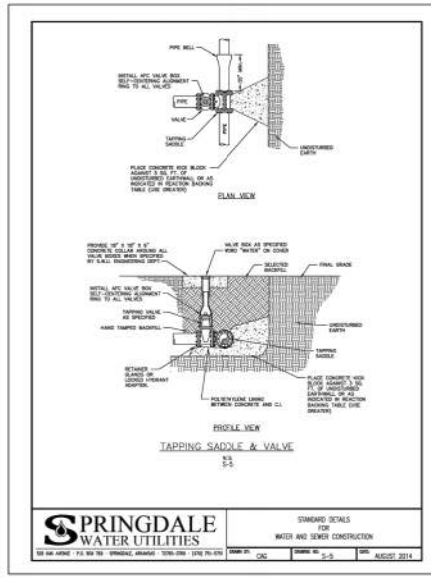

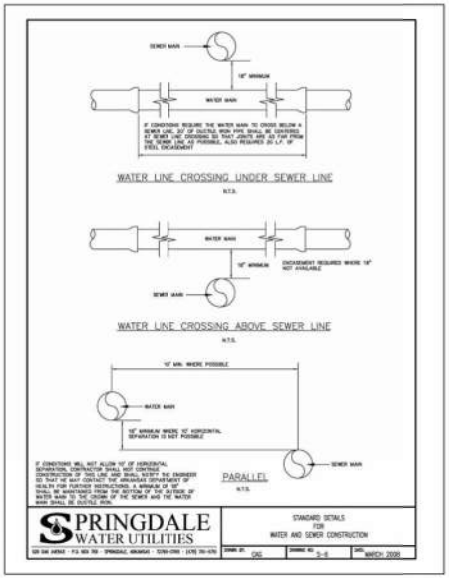

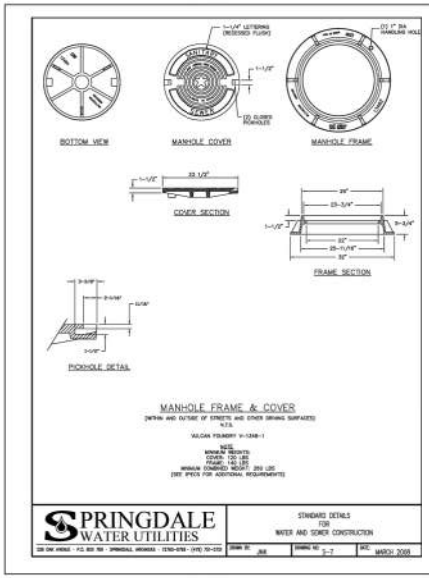

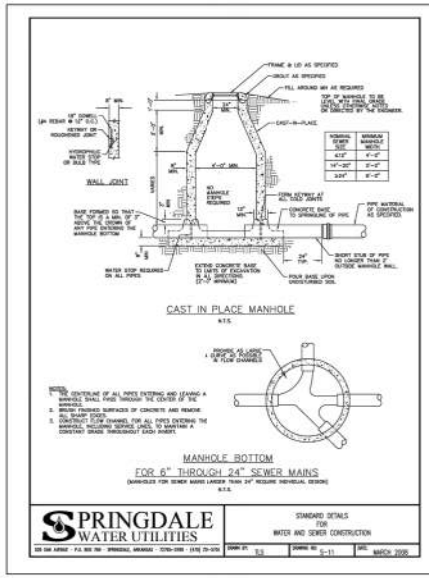

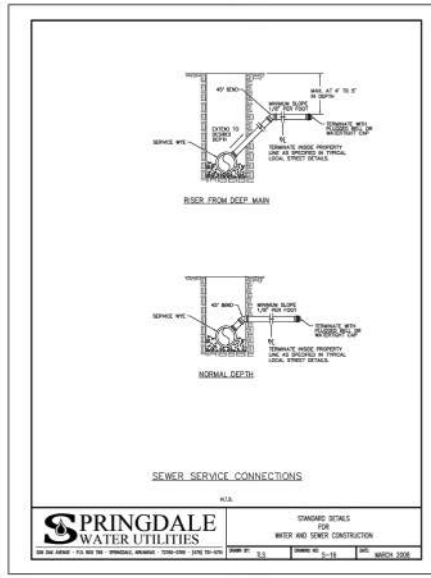

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WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

No.	Description	Date

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PROJECT NO: 23300800
ISSUE DATE: 07/22/26
CONTACT: R. MURRAY
DES BY: M. LOYD
DR CHK'D: TMH/MM

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SWU DETAILS

C-505

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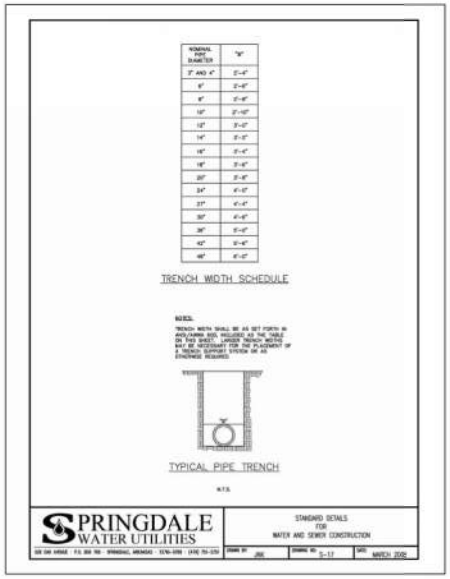

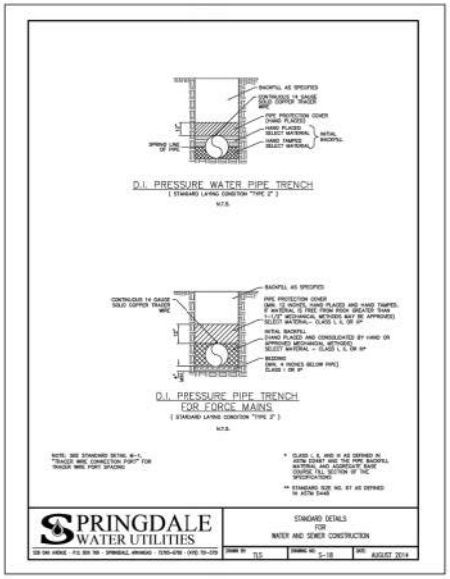

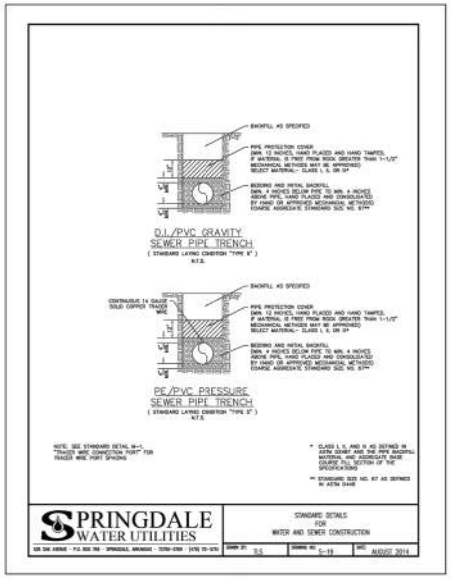

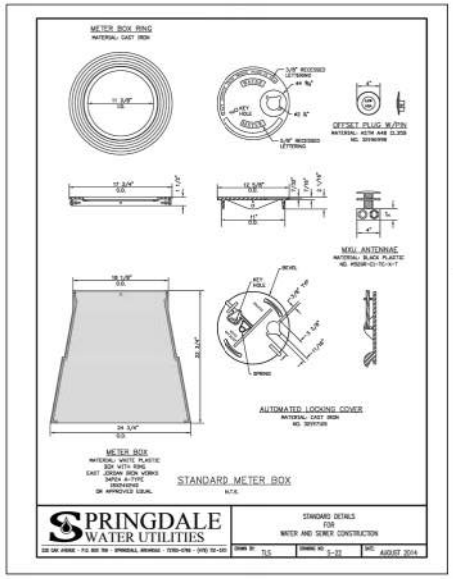

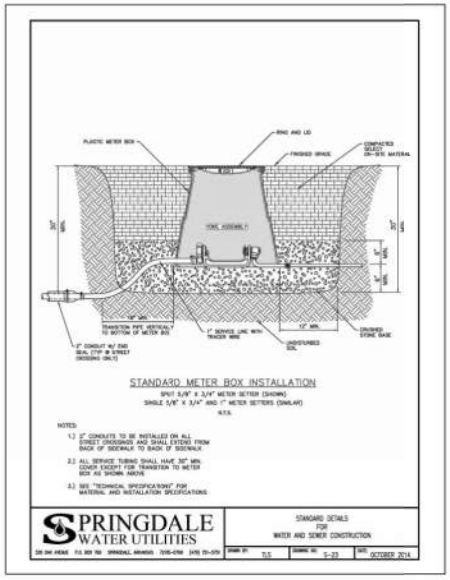

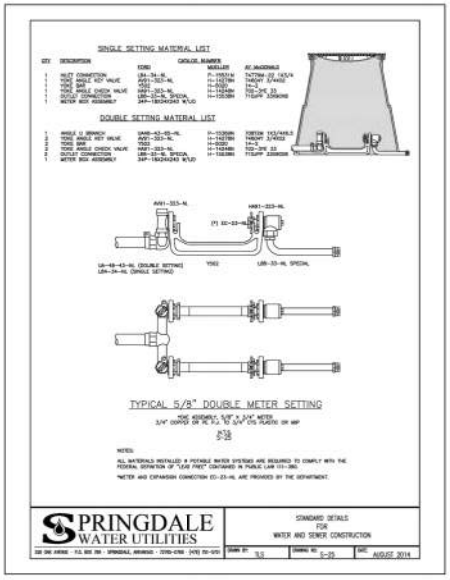

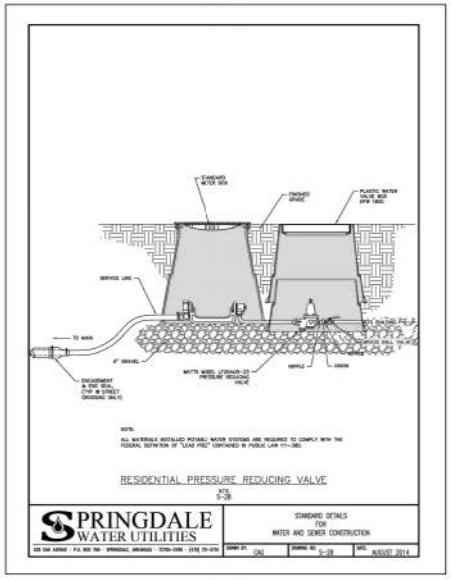

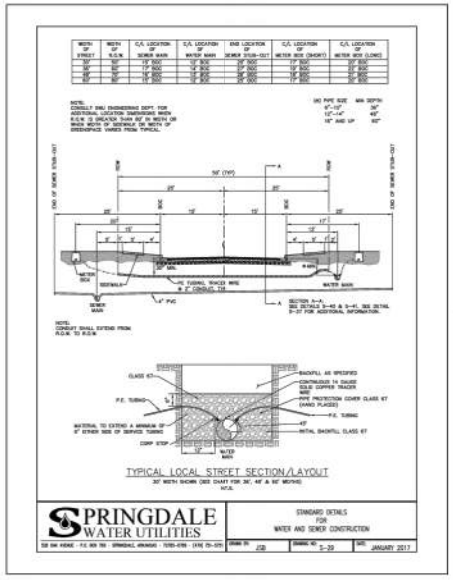

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WHISPERING SPRINGS
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SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 2330800
ISSUE DATE: 07/20/26
CONTACT: R. MURRAY
DES. BY: M. LOYD
DR. CHK'D: TAYLOR

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SWU DETAILS

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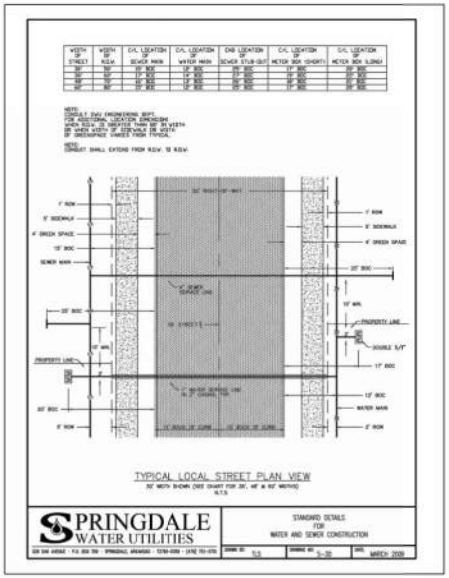

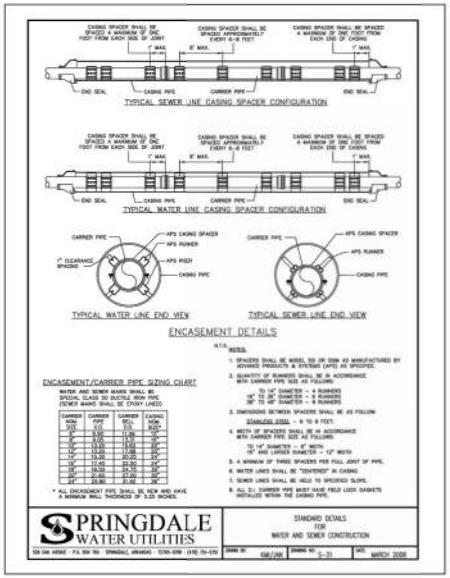

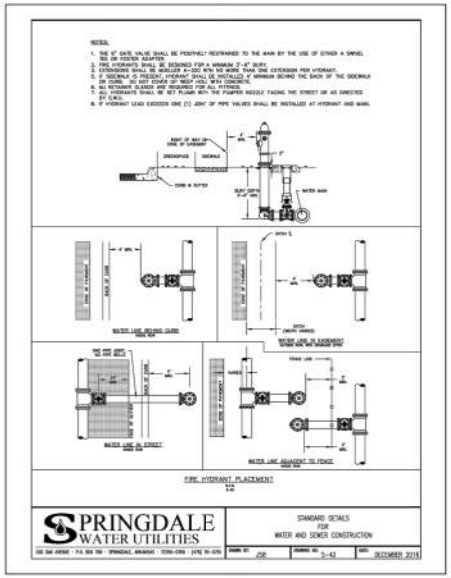

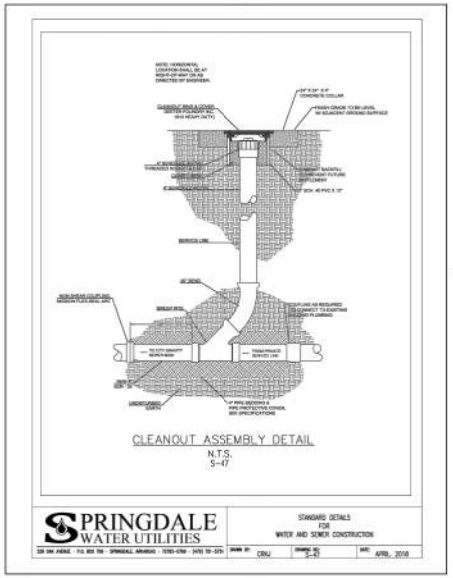

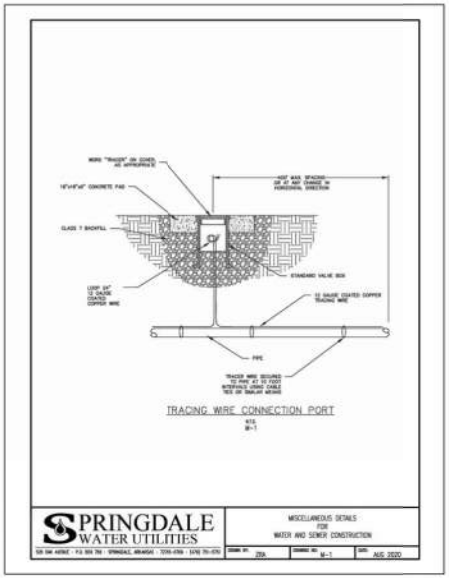

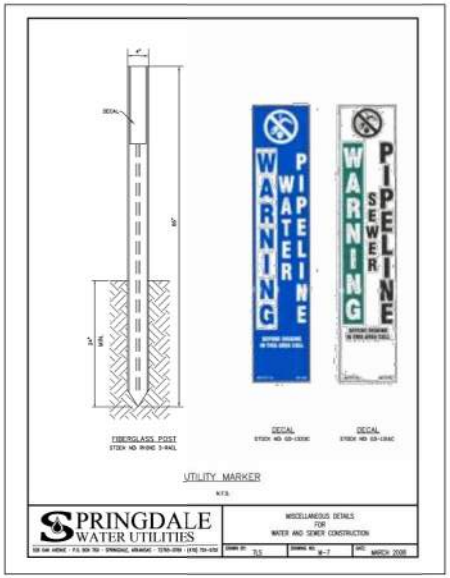

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WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

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SWU DETAILS

C-507

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901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

July 15, 2026

RE: Adjacent Property Owners
Whispering Springs
Parcel 815-41551-000
CT Job No. 23303800

I hereby certify that on this date I have made a search of the Washington County GIS web site and found the property owners and their addresses, which are adjacent to Parcel 815-41551-000, to be as shown on the attached pages consisting of 33 individual parcel numbers. This certification does not apply to the accuracy of the Washington County GIS web site, only to their listing of the current owner's names and addresses.

Signed: _____ Date: July 15, 2026

Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.
Agent

Crafton Tull
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901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

PARCEL 815-41500-000
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-41502-000
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-41503-000
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-41504-000
D R HORTON INC
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PARCEL 815-41505-000
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PARCEL 815-41506-000
D R HORTON INC
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PARCEL 815-41507-000
D R HORTON INC
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PARCEL 815-41508-000
D R HORTON INC
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PARCEL 815-41509-000
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-41501-000
BENTLEY HOLDINGS LLC
13220 ALLEN DR LOWELL AR 72745-9260

PARCEL 815-41510-000
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-41511-000
BENTLEY HOLDINGS LLC
13220 ALLEN DR LOWELL AR 72745-9260

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Rogers, AR 72756

479.636.4838 (ph)
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PARCEL 815-41512-000
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13220 ALLEN DR LOWELL AR 72745-9260

PARCEL 815-41513-000
BENTLEY HOLDINGS LLC
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PARCEL 815-41550-000
BENTLEY HOLDINGS LLC
13220 ALLEN DR LOWELL AR 72745-9260

PARCEL 815-36188-002
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-36188-500
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 001-15091-000
LTI NWA FAMILY TRUST
18807 HABBERTON RD SPRINGDALE AR 72764

PARCEL 205-00007-000
COLLISHAW LIVING TRUST
5740 E SPARKLING RD SPRINGDALE AR 72764

PARCEL 001-15263-000
BULL, CARL EUGENE & LEONA LYNN; BULL, TIFFANY
5690 E GUY TERRY RD SPRINGDALE AR 72764

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Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

PARCEL 001-15264-000
TERRY, DONNA KAY REVOCABLE TRUST
5422 E GUY TERRY RD SPRINGDALE AR 72764

PARCEL 206-00006-000
JOHNSON, JOHN WILLIAM & KIM J
5364 TRIPLE CROWN DR SPRINGDALE AR 72764-5013

PARCEL 206-00007-000
WHITE, JESSE JON & HOLLY MCCRAW
5280 TRIPLE CROWN DR SPRINGDALE AR 72764

PARCEL 206-00008-000
KBL TRUST
5222 TRIPLE CROWN SPRINGDALE AR 72764

PARCEL 206-00009-000
FORD, ANDREW L & PAMELA M
515 N TOURNAMENT DR FAYETTEVILLE AR 72704

PARCEL 001-15190-000
KYLE, JOHN R; KYLE, LEAH M
4760 HOWARD ANDERSON RD SPRINGDALE AR 72764

PARCEL 815-37124-000
BENTLEY HOLDINGS LLC
13220 ALLEN DR LOWELL AR 72745-9260

PARCEL 815-30632-700
RICHARDSON, JAMES F & KARA
4744 HOWARD ANDERSON RD SPRINGDALE AR 72764

PARCEL 815-30632-500
WADE, ROGER & ANNA TRUST
4740 HOWARD ANDERSON RD SPRINGDALE AR 72764

TABLED PER STAFF

PROJECT AREA

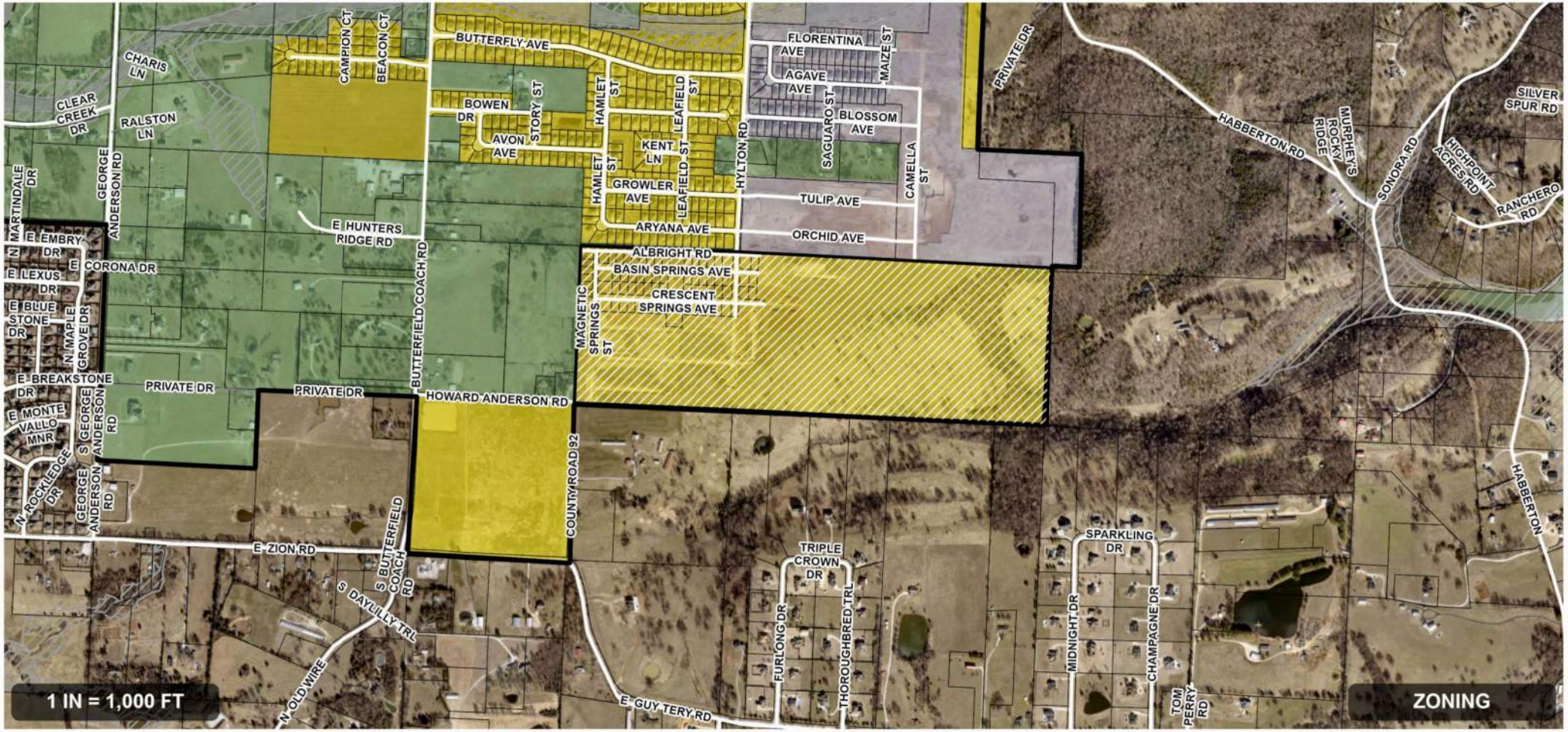
PP26-07: Whispering Springs Phase I-IV, REVISED (Prev. PP23-19)

South End of Hylton Road

PP26-07: Preliminary Plat

N

TABLED PER STAFF



PROJECT AREA

PP26-07: Whispering Springs Phase I-IV, REVISED (Prev. PP23-19)

South End of Hylton Road

PP26-07: Preliminary Plat

N

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Plat Application

Date: 06/15/2026 Permit No.: 260193

Applicant / Owner

Applicant Name:	Blew and associates	Owner Name:	Michael Townsend
Address:	3825 N Shiloh Drive	Address:	200 Ranchwood Dr
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	Springdale, AR 72764
Phone:	[Applicant Phone Number]	Phone:	(479) 879-2139
Email:	[redacted]	Email:	[redacted]
Application Contact:	Representative		

Property

Job Address:	200 Ranchwood Dr, Springdale, AR 72764	Rezone Required:	n/a
Parcel No(s).:	815-25320-000, 815-25321-000, 815-25322-000	Total Acreage:	0.717
Current Zoning:	NAD83		

Project

Representative:	Riley Borgerding	Project Type:	Replat
E-mail:	[redacted]		
Address:	3825 N Shiloh Dr, Fayetteville, AR		
Phone:	479-443-4506		

APPLICANT & REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Riley Borgerding	06/15/2026
Name	Date

TABLED PER STAFF

REPLAT OF LOTS 3, 4 & 5
RANCHWOOD PLACE SUBDIVISION

RP26-08

LOCATED IN: SECTION 13, TOWNSHIP 17 NORTH, RANGE 30 WEST
200 RANCHWOOD DRIVE, WASHINGTON COUNTY, SPRINGDALE, AR 72764

VICINITY MAP

NOT TO SCALE

RECORD DESCRIPTION

(PARCEL 815-25322-000) DEED FILE NO. 2025-00012676:
LOT NUMBERED FIVE (5) IN RANCHWOOD PLACE SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY', ARKANSAS. SUBJECT TO ANY RIGHTS OF WAY, DEDICATIONS, EASEMENTS OR MINERAL RESERVATIONS OF RECORD.

(PARCEL 815-25320-000 & 815-25321-000) DEED FILE NO. 2026-8309:
LOTS 3 AND 4, RANCHWOOD PLACE SUBDIVISION NO. 1, A SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL OTHER EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

SURVEY DESCRIPTION

ADJUSTED APN: 815-25320-000; APN: 815-25321-000:
BEING ALL OF LOT 3 AND A PART OF LOT 4, RANCHWOOD PLACE SUBDIVISION NO. 1, A SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT FOUND 5/8" REBAR WITH CAP "1659" MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1, THENCE ALONG THE NORTH LINE OF SAID LOT 3 S88°12'03"E 171.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" LOCATED ON THE NORTH LINE OF LOT 4 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1; THENCE DEPARTING FROM SAID NORTH LINE S01°50'27"W 180.67 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE S88°09'33"E 2.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE S01°50'27"W 2.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF RANCHWOOD DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE N88°10'22"W 173.00 FEET TO A FOUND 3/8" REBAR; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N01°50'27"E 182.58 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.717 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADJUSTED APN: 815-25322-000:
BEING PART OF LOT 4 AND ALL OF LOT 5 OF RANCHWOOD PLACE SUBDIVISION NO. 1, A SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FROM A FOUND 5/8" REBAR WITH CAP "1659" MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1, THENCE ALONG THE NORTH LINE OF SAID LOT 3 S88°12'03"E 171.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" LOCATED ON THE NORTH LINE OF LOT 4 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1; ALSO BEING THE TRUE POINT OF BEGINNING; THENCE S88°11'58"E 96.07 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" MARKING THE NORTHEAST CORNER OF LOT 5 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1; THENCE ALONG THE EAST LINE OF SAID LOT 5 S01°50'27"W 182.71 FEET TO A FOUND 3/8" REBAR LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF RANCHWOOD DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE N88°10'22"W 94.07 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N01°50'27"E 2.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE N88°09'33"W 2.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE N01°50'27"E 180.67 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.403 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-17N-30W-0-13-310-72-1532

COMPLETED FIELD WORK:
MAY 21, 2026

REFERENCE DOCUMENTS:
1. WARRANTY DEED RECORDED AS FILE NO. 2026-8309.
2. WARRANTY DEED RECORDED AS FILE NO. 2025-00012676.
3. SURVEY PLAT RECORDED AS PLAT FILE NO. 428.
4. SURVEY PLAT RECORDED AS PLAT FILE NO. 568.
5. SURVEY PLAT RECORDED AS PLAT FILE NO. 512.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

SETBACK VARIANCE (B26-82) REDUCING THE 30' FRONT SETBACK TO 24'.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0070G, WHICH BEARS AN EFFECTIVE DATE OF 01/25/2026 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

OWNER/DEVELOPER

OWNER/DEVELOPER: FORINGER CRAIG A
ADDRESS: 106 RANCHWOOD DRIVE, SPRINGDALE, AR 72764
APN: 815-25320-000 & 815-25321-000

OWNER: TOWNSEND MICHAEL W
ADDRESS: 200 RANCHWOOD DRIVE, SPRINGDALE, AR 72764
APN: 815-25322-000

ZONING INFORMATION

CURRENT ZONING: SF-2 LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

SETBACK REQUIREMENTS:
FRONT - 30 FEET
SIDE - 8 FEET
REAR - 20 FEET

LAND AREA

PREVIOUS
APN: 815-25322-000
0.374 ACRES ±

PREVIOUS
APN: 815-25320-000
APN: 815-25321-000
0.746 ACRES ±

ADJUSTED
APN: 815-25320-000
APN: 815-25321-000
0.717 ACRES ±

ADJUSTED
APN: 815-25322-000
0.403 ACRES ±

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 8TH DAY OF JUNE, 2026.

CERTIFICATE OF AUTHORIZATION — BLEW & ASSOCIATES, PA — No. 1534 — ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1532 — SIGNATURE — BLEW & ASSOCIATES, PA

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

CERTIFICATION OF TRANSMITTAL & OWNERSHIP:
THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

_____
OWNER

_____
OWNER

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____DAY OF _____, 2026.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES:_____

CERTIFICATE OF ACCEPTANCE:
THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND THE OFFICES OF RESPONSIBILITY SHOWN BELOW:

ACCEPTANCE OF DEDICATIONS	____ DATE	_____ CITY CLERK
	____ DATE	_____ MAYOR
BEAVER WATER DISTRICT	____ DATE	_____ BEAVER WATER DISTRICT
CARROLL ELECTRIC	____ DATE	_____ CARROLL ELECTRIC
CITY OF SPRINGDALE APPROVAL FOR RECORDING	____ DATE	_____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

SHEET 1 OF 2

DATE	REVISION HISTORY	BY

BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 · FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

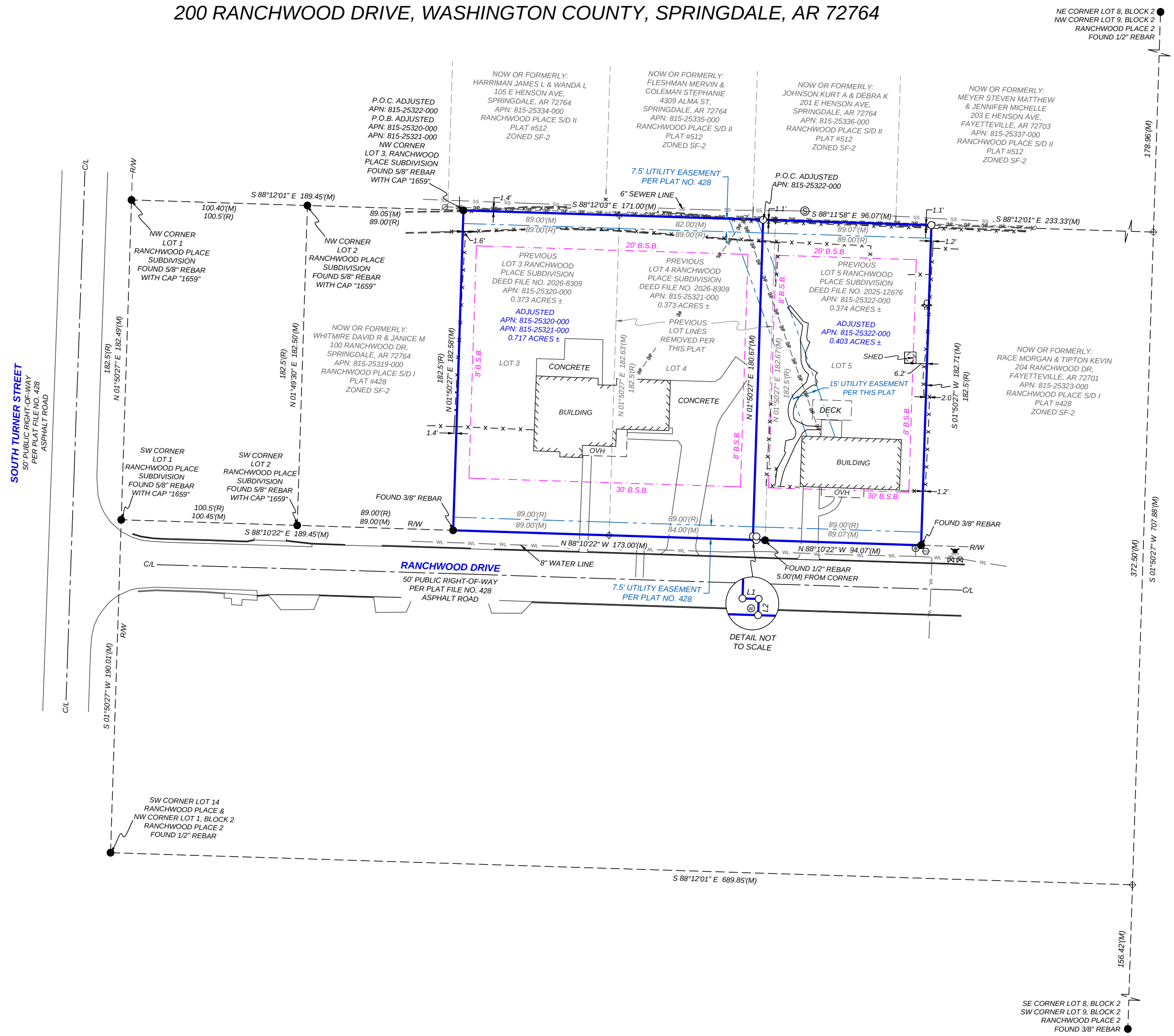
SURVEYOR JOB NUMBER: 26-5444	**SURVEY DRAWN BY:** BDM - 06/08/2026
SURVEY REVIEWED BY: TPN & BDB	**SCALE:** 1" = 40'
FOR THE USE AND BENEFIT OF: MICHAEL TOWNSEND	**RP26-08**

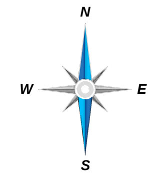
TABLED PER STAFF

REPLAT OF LOTS 3, 4 & 5
RANCHWOOD PLACE SUBDIVISION

RP26-08

LOCATED IN: SECTION 13, TOWNSHIP 17 NORTH, RANGE 30 WEST
200 RANCHWOOD DRIVE, WASHINGTON COUNTY, SPRINGDALE, AR 72764





1" = 40'
GRAPHIC SCALE
0 20' 40'

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" (UNLESS NOTED OTHERWISE)
- COMPUTED POINT
- FIBER OPTIC VAULT
- POWER POLE
- YARD HYDRANT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- B.S.B. BUILDING SETBACK
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- x FENCE LINE
- OHP OVERHEAD POWER LINE
- WL UNDERGROUND WATER LINE
- SS UNDERGROUND SANITARY SEWER LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1 (M)	N 88°09'33" W	2.00'
L2 (M)	N 01°50'27" E	2.00'

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 8TH DAY OF JUNE, 2026.

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA
No. 1534
ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1532
SIGNATURE
BUCKLEY D. BLEW

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE · FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 · FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 26-5444	SURVEY DRAWN BY: BDM - 05/28/2026
SURVEY REVIEWED BY: TPN & BDB	SCALE: 1" = 40'
FOR THE USE AND BENEFIT OF: MICHAEL TOWNSEND	RP26-08

SHEET 2 OF 2

TABLED PER STAFF

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Michael Townsend	Name:
E-mail:	E-mail:
Address: 200 Ranchwood Springdale 72764	Address:
Phone: 479-879-2139	Phone:
Site/ Location: 200 Ranchwood Dr	Current Zoning:
Assessor's Parcel Number(s):	Rezone Required:
	Total Acreage:

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 07/15/2026 Project Number: B26-82

Date Accepted as Complete: Receipt Number:

TABLED PER STAFF

B26-82

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☑ Representative ☐

Describe your variance request:

Reduce front set back to 20-25 feet for front porch

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

When I bought the land & house it was already like that.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

I would have to do Major construction.

Record Property Owner(s): Michael Townsend

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Michael Townsend

Signature: Michael Townsend Date: 7/15/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

TABLED PER STAFF

PROJECT AREA

PUBLIC NOTICE

RP26-08 Ranchwood Place Subdivision

106 & 200 Ranchwood Drive

RP26-08: Replat of Lots 3, 4, & 5

B26-82: Michael Townsend & Joy A. Foringer; Variance for Reduction of Front Setback

N

TABLED PER STAFF

PROJECT AREA

PUBLIC NOTICE

RP26-08 Ranchwood Place Subdivision

106 & 200 Ranchwood Drive

RP26-08: Replat of Lots 3, 4, & 5

B26-82: Michael Townsend & Joy A. Foringer; Variance for Reduction of Front Setback

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: RP26-10 Replat Commerce Subdivision, Phase II, Lots 2 & 3 Block 2

Replat proposed for a 1.01-acre property located at 3803 Kelley Avenue to combine Lots 2 and 3, Block 2, Commerce Subdivision Phase II, into one lot 2A. There is a linked large-scale development (L26-14), one variance (B26-84) from Commercial Design Standards, and one variance (B26-86) from paving requirements, minimum fence height, front and rear setback reductions, and distance between drives.

PLANNING COMMENTS

Reviewed by Jenny Neel
Date Reviewed: 07.30.26

STANDARD COMMENTS:

1. *This Replat has been given the number RP26-10. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
4. *All comments from the utility companies and other city departments must be addressed prior to approval. (Standard comment)*

PROJECT SPECIFIC COMMENTS:

5. Remove note referencing variance B15-14 on sheet 1.
6. If variance B26-86 for reduction of rear setback is approved. Add a note referencing it on the "Specific Site Notes" section on sheet 1.
7. On the notary block, just leave a blank space next to "county of" for the notary to complete when notarizing the plat.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

No building or fire comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

No further comment.

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Plat Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: SiteWise Civil Engineering	Name: Kinco Properties LLC
E-mail:	E-mail:
Address: 127 W. Sunbridge Dr.	Address: 3803 Kelley Ave.
Fayetteville, AR 72703	Springdale, AR 72762
Phone: 479-621-3762	Phone: (479) 751-8606
Site/ Location: 3803 Kelley Ave.	Current Zoning: C-2
Assessor's Parcel Number(s):	Rezone Required: No
815-21077-000 & 815-21077-000	Total Acreage: +/-1.0 acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Informal Plat
☒ Replat
☐ Preliminary Plat
☐ Final Plat

Submittal Criteria:

☐ Encouraged pre-application meeting held with the Springdale Planning Department on 6/11/26.
☐ Three (3) hard copies and a digital copy of proposal.
☒ A copy of the warranty deed indicating ownership of property, if other than a final plat.
☒ For a replat and preliminary plat**, s**ubmit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

☐ **Informal Plat:** $50.00
☒ **Replat:** $250.00
☐ **Preliminary Plat:** $500.00
☐ **Final Plat:** $50.00, plus $1.00 for each lot over 50

STAFF USE ONLY

Date Application Submitted: 6/25/2026 Project Number: RP26-10

Date Accepted as Complete: 7/24/2026 Receipt Number: 6081

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: SiteWise Civil Engineering, PLLC

Signature: Nathan Stuff Date: 6/24/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): _____

Signature: _____ Date: _____

ZONING AND SETBACK INFORMATION:

THIS PROPERTY IS CURRENTLY ZONED C-2 (GENERAL COMMERCIAL DISTRICT)

BUILDING SETBACKS ARE AS FOLLOWS:

FRONT:	30 FEET
FRONT:	50 FEET (IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING)
SIDE:	0 FEET (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
SIDE:	20 FEET (WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT)
REAR:	20 FEET

PARENT TRACT:

PARCEL NUMBER 815-21077-000

AS SHOWN IN DEED RECORDED IN BOOK 2018 AT PAGE 6187.

Lot 2, Block 2, Commerce Subdivision, Phase II, to the City of Springdale, Arkansas, as shown on plat of record in Plat Book 7 at page 16, plat records of Washington County, Arkansas.

PARENT TRACT:

PARCEL NUMBER 815-21078-000

AS SHOWN IN DEED RECORDED IN BOOK 2026 AT PAGE 2184.

Lot Number 3, Block Number 2, Commerce Subdivision, Phase II, a subdivision to the City of Springdale, Arkansas, as per plat of said subdivision on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

SURVEY DESCRIPTION LOT 2A (THIS PLAT):

PARCEL NUMBER 815-21077-000 & PARCEL NUMBER 815-21078-000.

LOT 2 AND LOT 3, ALL IN BLOCK TWO OF THE COMMERCE SUBDIVISION PHASE II TO THE CITY OF SPRINGDALE, AS SHOWN ON A PLAT RECORDED IN BOOK 7 AT PAGE 16, WASHINGTON COUNTY, ARKANSAS. ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 2, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF KELLEY AVENUE (50' R/W); THENCE S02°15'48"W 199.84 FEET TO AN IRON PIN FOUND; THENCE N87°49'23"W 219.70 FEET TO AN IRON PIN FOUND; THENCE N02°13'27"E 200.21 FEET TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID KELLEY AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°43'33"E 219.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SITE SPECIFIC NOTES:

NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.

B15-14 VARIANCE FOR DELETION OF OPAQUE FENCE REQUIREMENT WAS APPROVED ON APRIL 7, 2015.

VICINITY MAP
NOT TO SCALE

CERTIFICATION OF TRANSMITTAL & OWNERSHIP:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

OWNER: _____ _____ _____
NAME DATE SIGNATURE

STATE OF ARKANSAS
COUNTY OF BENTON
SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CITY OF SPRINGDALE CERTIFICATES OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	_____	_____ CITY CLERK
	_____	_____ MAYOR
COMMISSION	_____	_____ SECRETARY, PLANNING COMMISSION
	_____	_____ CHAIRMAN, PLANNING COMMISSION
APPROVAL FOR RECORDING	_____	_____ DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DIVISION
WATER AND SEWER	_____	_____ ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	_____	_____ DIRECTOR, ENGINEERING

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR OF RECORD.

SURVEY IS NON-TRANSFERABLE TO PARTIES OUTSIDE OF THE CURRENT SUBJECT TRANSACTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY.

THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON OBSERVABLE SURFACE EVIDENCE MADE AT THE TIME OF THE FIELD SURVEY. FIELD CONDITIONS MAY HAVE AN IMPACT ON THESE LOCATIONS. THE SURVEYOR MAKES NO CERTIFICATION THAT THE SUBSURFACE UTILITIES SHOWN ARE IN THE LOCATION, OR SIZES INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0070G
REVISED DATE: JANUARY 25, 2024

CERTIFICATE OF AUTHORIZATION PAYA INC. No. 3152 ARKANSAS

SITE ADDRESS:

P.N. 815-21077-000
3803 KELLEY AVE.
SPRINGDALE, AR 72764

P.N. 815-21078-000
3805 KELLEY AVE.
SPRINGDALE, AR 72764

OWNERS:

P.N. 815-21077-000
KINCO PROPERTIES LLC
12600 LAWSON RD
LITTLE ROCK, AR 72210

P.N. 815-21078-000
KINCO PROPERTIES LLC
12600 LAWSON RD.
LITTLE ROCK, AR 72210

SHEET INDEX:

1 COVER SHEET
2 SURVEY

CITY OF SPRINGDALE PROJECT NUMBER: RP26-10

REVISION	DATE	DESCRIPTION
R1	07/20/26	CITY OF SPRINGDALE COMMENTS

STATE PLAT CODE: 500-17N-30W-0-03-430-72-1380

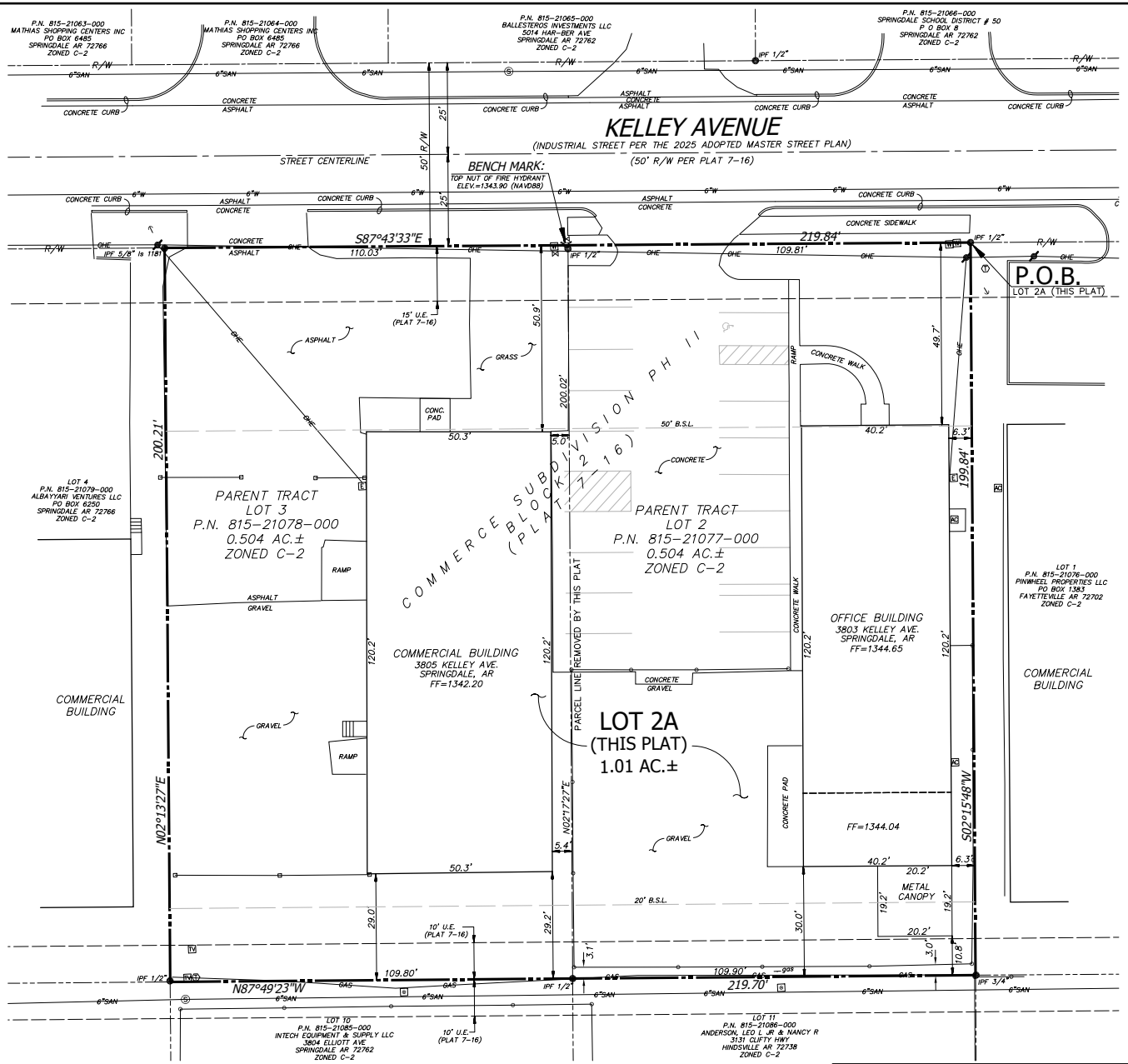
LICENSED PROFESSIONAL SURVEYOR STATE OF ARKANSAS NO. 1380 SIGNATURE LAZARO G. PAYA

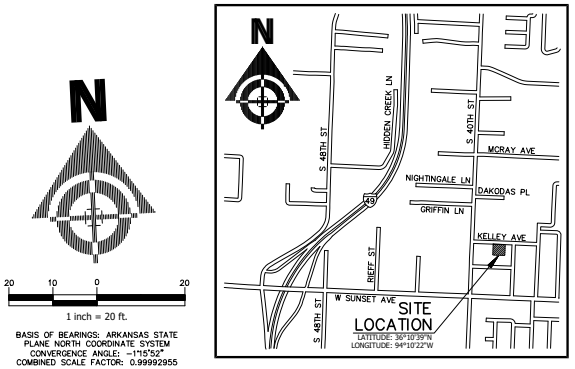
PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
P.O. BOX 13 – CAVE SPRINGS, AR – 72718

REPLAT

LOT 2 AND LOT 3 OF BLOCK TWO
COMMERCE SUBDIVISION PHASE II
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

PREPARED FOR:	KINCO PROPERTIES LLC		
DRAWN BY: LP	SCALE: 1" = 20'	DATE:	May 26, 2026
REVISED: LP	DWG: 26005_REPLAT	SHEET: 1	OF: 2





VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

B.S.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
P.N.	PARCEL NUMBER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
ls	LICENSED SURVEYOR

LEGEND:

- BOUNDARY LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- STREET CENTERLINE
- WOODEN FENCE
- CHAIN LINK FENCE
- OHE — OVERHEAD ELECTRIC LINE
- W — WATER LINE
- SAN — SANITARY SEWER LINE
- GAS — GAS LINE
- IRON PIN FOUND
- AC — AIR CONDITIONING UNIT
- UTILITY POLE
- GUY WIRE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER
- CABLE TV RISER
- TELEPHONE RISER
- SIGN
- SANITARY MANHOLE
- CLEANOUT
- ACCESSIBLE PARKING

SITE ADDRESS:

P.N. 815-21077-000
3803 KELLEY AVE.
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CITY OF SPRINGDALE PROJECT NUMBER: RP26-10

REVISION	DATE	DESCRIPTION
R1	07/20/26	CITY OF SPRINGDALE COMMENTS

STATE PLAT CODE: 500-17N-30W-0-03-430-72-1380

SURVEYOR'S DECLARATION:

I, LAZARO G. PAYA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME, BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST, THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____ SIGNED: _____

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1380

CERTIFICATE OF AUTHORIZATION — PAYA INC. — No. 3152 — ARKANSAS

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS NO. 1380 — SIGNATURE — LAZARO G. PAYA

PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
P.O. BOX 13 – CAVE SPRINGS, AR – 72718

REPLAT
LOT 2 AND LOT 3 OF BLOCK TWO
COMMERCE SUBDIVISION PHASE II
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

PREPARED FOR:	KINCO PROPERTIES LLC		
DRAWN BY: LP	SCALE: 1" = 20'	DATE:	May 26, 2026
REVISED: LP	DWG: 26005_REPLAT	SHEET: 2 OF:	2

Return to Agenda

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: L26-14 Large Scale Development Kinco Office Expansion

Large scale development proposed for a 1.01-acre property located at 3803 Kelley Avenue. There is a linked replat (RP26-10) to combine two lots into Lot 2A, one variance (B26-84) from Commercial Design Standards, and one variance (B26-86) from paving requirements, minimum fence height, front and rear setback reductions, and distance between drives.

PLANNING COMMENTS
Reviewed by
Date Reviewed: 07.30.26

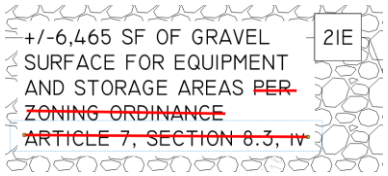
Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-14. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*

Planning Comments
Reviewed by: Jenny Neel
Date: July 29, 2026

7. Show the floor area of each commercial unit, identifying the square footage by use.

8. The existing metal building on the southeast side of the property and the dumpster enclosure on the southwest side encroach into the required setback. **A *variance has been requested.***
9. When parking is located between the building and the front property line, a minimum 50-foot front setback is required. Revise the front building façade location to meet this requirement. ***A variance has been requested.***
10. All storage areas shall be paved or chip sealed. Article 7, Section 8.3(IV) applies only to Industrial Districts. ***A variance has been requested.*** Please remove the following label from the proposed gravel area since it does not apply to the zoning of this development.



11. All open storage areas must be screened with an 8' opaque screening fence from adjacent properties or right-of-way view. ***A variance has been requested.***

12. Maintain a minimum spacing of 150 feet between driveways on the same tract. ***A variance has been requested.***

Commercial Design Standards Comments

This development must comply with the City of Springdale Commercial Design Standards, or a variance is required.

Pedestrian Flows

13. Foundation landscaping is required. Add foundation landscaping along the south façade. ***A variance has been requested.***

Central Features and Community Spaces

14. Provide an area to accommodate a possible future public transit stop. ***A variance has been requested.***

Landscaping

15. Frontage landscaping is required in accordance with Chapter 56. Provide a minimum 10-foot-wide landscaped buffer planted with one shade tree and seven shrubs per 25 linear feet of street frontage. ***A variance has been requested.***
16. Perimeter landscaping is required in accordance with Chapter 56. Provide a minimum 5-foot-wide landscaped strip along the side property lines, with one tree per 25 linear feet. ***A variance has been requested.***

Screening

17. Provide detailed drawings of all proposed screening and enclosure methods. Include details of gate, chain link fence, and dumpster enclosure. Specify if the fence on the detail sheet C7.1 is for the dumpster enclosure.

Lighting

18. The lighting plan indicates several areas within the development that do not meet the minimum one (1) foot-candle requirement. Please revise.
19. Ensure that the proposed light fixtures are equipped with cutoff shields to minimize light spillover and glare, in accordance with the Commercial Design Standards. Provide cut sheets to demonstrate that light fixtures are full-cutoff.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

STANDARD COMMENTS

- Projects with disturbed areas greater than 0.5 acres must apply for a Grading Permit. Submit the following via iWorq Portal: https://springdalear.portal.iworq.net/portalhome/springdalear
    - Application
    - Stormwater Pollution Prevention Plan (SWPPP)
    - Notice of Coverage (5 acres or larger) or Automatic Site Coverage (under 5 acres)

- Submit Grading Permit fee to the City Clerk's office
    - $250 for sites under 1 acre
    - $500 for sites 1 acre and larger

- Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

PROJECT SPECIFIC COMMENTS

1. Chapter 106 – Stormwater Drainage
(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- USGS Wetland Mapper shows an intermittent stream at the back of the property; how will this be taken into account for the gravel lay down area?
    - This channel is shown to flow into our storm network, how will pollution be prevented?
    - Consider a filter strip that can double as landscaping—the bur oak should be able to work well if it is just an intermittent stream.

- *106.9.7* - Channel Lining Design.
    - Temporary linings and check dams are required in accordance with an approved SWPPP throughout any project.
        - Including this due to the previous comment.

2. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
    - Add the word "Temporary" to all the items that are intended to be removed at the completion of the project.
- *107.3* - The following note is required as a General Note on the Site Plan:

"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Development Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: SiteWise Civil Engineering	Name: Kinco Properties LLC
E-mail:	E-mail:
Address: 127 W. Sunbridge Dr.	Address: 3803 Kelley Ave.
Fayetteville, AR 72703	Springdale, AR 72762
Phone: 479-621-3762	Phone: (479) 751-8606
Site/ Location: 3803 Kelley Ave.	Current Zoning: C-2
Assessor's Parcel Number(s):	Rezone Required: No
815-21077-000 & 815-21077-000	Total Acreage: +/-1.0 acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Large Scale Development Plan **(≥1 acre parcel)**
☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

Development Submittal Criteria:

☐ Pre-application meeting held with the Springdale Planning Department on 6-11-26.
☐ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☐ Complete colored architectural elevations and lighting plan.
☐ A copy of the warranty deed indicating ownership of property.
☐ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

☒ **Large Scale Development:** $500.00
☐ **Non-Large Scale Development:** $250.00

STAFF USE ONLY

Date Application Submitted: 6/25/2026 Project Number: L26-14

Date Accepted as Complete: 7/24/2026 Receipt Number: 6081

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: SiteWise Civil Engineering, PLLC

Signature: Nathan Stuff Date: 6/24/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): _____

Signature: _____ Date: _____

KINCO OFFICE

3803 Kelley Ave, Springdale, AR 72762

SCE PROJECT NO: 25-039

CITY PROJ. NO: L26-14

COVER GENERAL NOTES

SURVEYOR INFORMATION
THE BOUNDARY / TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:

PAYA INC.
LAZARO G. PAYA
P.O. BOX 13
CAVE SPRINGS, AR - 72718
MAIL@PAYA-INC.COM

SITEWISE CIVIL ENGINEERING PLLC AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE-GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

WARRANTY/DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SITEWISE CIVIL ENGINEERING, PLLC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED.

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO ENSURE SAFETY AND ACCURACY.

FLOOD NOTE
THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 05143C0070G EFFECTIVE DATE JANUARY 25, 2024, SHOWS THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DESIGN CONTACTS

CIVIL ENGINEER
SITEWISE CIVIL ENGINEERING
PO BOX 9522
FAYETTEVILLE, AR 72703
ZACH HIXSON, PE
ZHIXSON@SITEWISECIVIL.COM
(870) 740-9698

OWNER/DEVELOPER
P.N. 815-21077-000
KINCO PROPERTIES LLC
12600 LAWSON RD
LITTLE ROCK, AR 72210

SURVEYOR
PAYA INC.
LAZARO G. PAYA
P.O. BOX 13
CAVE SPRINGS, AR - 72718
MAIL@PAYA-INC.COM

LANDSCAPE ARCHITECT
SITEWISE CIVIL ENGINEERING
PO BOX 9522
FAYETTEVILLE, AR 72703
NATHAN STREETT, PLA
NSTREETT@SITEWISECIVIL.COM
(479) 621-3762

MUNICIPAL & UTILITY CONTACTS

PLANNING
SHARON TROMBURG
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
CITY OF SPRINGDALE
201 SPRING ST.
SPRINGDALE, AR 72764
(479) 750-8550

FIRE CHIEF
SPRINGDALE FIRE DEPARTMENT
BLAKE HOLTE
417 HILLCREL 2ND FLOOR
SPRINGDALE, AR 72764
(479) 751-4510

ENGINEERING DEPT.
KATIE HOLLINGSHEAD, P.E., CFM
SENIOR PROJECT MANAGER
201 SPRING ST, SPRINGDALE AR
479-750-8105

WATER & SEWER
SPRINGDALE WATER UTILITIES
RONALD WATKINS JR., P.E.
STAFF ENGINEER
526 OAK AVENUE
SPRINGDALE, AR 72765
OFFICE: 479-751-5751
DIRECT: 479-927-4187

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL WAY,
LOWELL, AR 72745
ADAM COMER
(479) 877-0006
ADAM.COMER@BLACKHILLSCORP.COM

ELECTRIC
SWEPCO
CHRIS ANDREOLLI
(479) 225-0813

VICINITY MAP
(NTS)

PARCEL #: 815-21077-000 & 815-21078-000

LEGAL DESCRIPTION:

PARCEL NUMBER 815-21077-000 & PARCEL NUMBER 815-21078-000.

LOT 2 AND LOT 3, ALL IN BLOCK TWO OF THE COMMERCE SUBDIVISION PHASE II TO THE CITY OF SPRINGDALE, AS SHOWN ON A PLAT RECORDED IN BOOK 7 AT PAGE 16, WASHINGTON COUNTY, ARKANSAS. ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 2, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF KELLEY AVENUE (50' R/W); THENCE S02°15'48"W 199.84 FEET TO AN IRON PIN FOUND; THENCE N87°49'23"W 219.70 FEET; THENCE N02°13'27"E 200.21 FEET TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID KELLEY AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°43'33"E 219.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

07/23/26

SHEET INDEX			
SHEET NUMBER	SHEET TITLE	DATE	ISSUE
	COVER SHEET	07/23/2026	REV 1
	ALTA/NSPS LAND TITLE SURVEY	06/25/2026	
C1.0	DEMO PLAN	06/25/2026	
C2.0	SITE PLAN	07/23/2026	REV 1
C3.0	GRADING PLAN	07/23/2026	REV 1
C4.0	UTILITY PLAN	07/23/2026	REV 1
C5.0	EROSION CONTROL PLAN	06/25/2026	
C6.0	LANDSCAPE PLAN	07/23/2026	REV 1
C7.0	DETAIL SHEET 1	07/23/2026	REV 1
C7.1	DETAIL SHEET 2	07/23/2026	REV 1
C7.2	DETAIL SHEET 3	06/25/2026	
C7.3	DETAIL SHEET 4	06/25/2026	
C7.4	DETAIL SHEET 5	06/25/2026	
C7.5	DETAIL SHEET 6	06/25/2026	

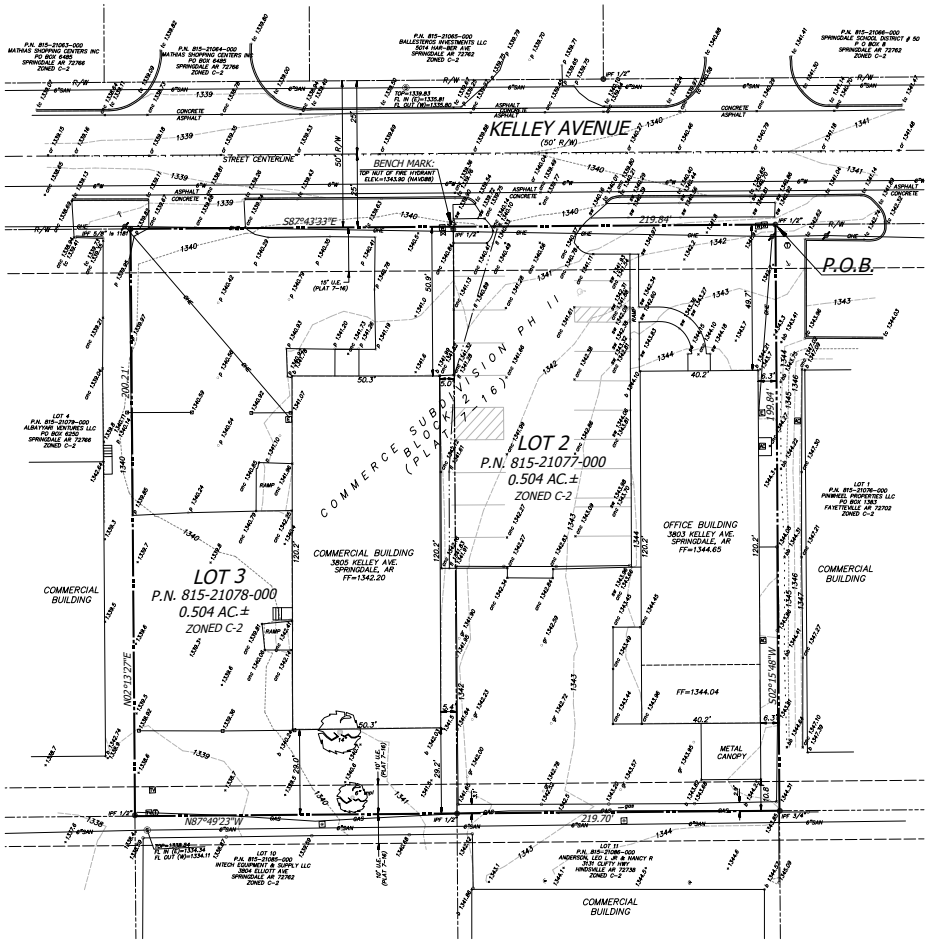
SITEWISE CIVIL ENGINEERING

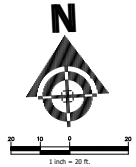
811 Know what's below. Call before you dig.

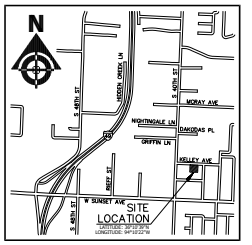
CERTIFICATE OF AUTHORIZATION
SITEWISE CIVIL ENGINEERING PLLC
No. 4485
ARKANSAS

PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE







VICINITY MAP
NOT TO SCALE

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SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY.

THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON OBSERVABLE SURFACE EVIDENCE MADE AT THE TIME OF THE FIELD SURVEY. FIELD CONDITIONS MAY HAVE AN IMPACT ON THESE LOCATIONS. THE SURVEYOR MAKES NO CERTIFICATION THAT THE SUBSURFACE UTILITIES SHOWN ARE IN THE LOCATION, OR SIZES INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0070G
REVISED DATE: JUNE 25, 2024

ZONING AND SETBACK INFORMATION:

THIS PROPERTY IS CURRENTLY ZONED C-2 (GENERAL COMMERCIAL DISTRICT)

BUILDING SETBACKS ARE AS FOLLOWS:

FRONT:	30 FEET
FRONT:	50 FEET (IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING)
SIDE:	0 FEET (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
SIDE:	20 FEET (WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT)
REAR:	20 FEET

SURVEY DESCRIPTION:

PARCEL NUMBER 815-21077-000 & PARCEL NUMBER 815-21078-000.

LOT 2 AND LOT 3, ALL IN BLOCK TWO OF THE COMMERCE SUBDIVISION PHASE II TO THE CITY OF SPRINGDALE, AS SHOWN ON A PLAT RECORDED IN BOOK 7 AT PAGE 16, WASHINGTON COUNTY, ARKANSAS. ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 2, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF KELLEY AVENUE (50' R/W); THENCE S02°15'48"W 199.84 FEET TO AN IRON PIN FOUND; THENCE N87°49'23"W 219.70 FEET; THENCE N02°13'27"E 200.21 FEET TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID KELLEY AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°43'33"E 219.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

ABBREVIATIONS

B.S.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
P.N.	PARCEL NUMBER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
⌂	BUILDING CORNER
gr	GRAVEL
P	PAVEMENT
tb	TOP OF BANK
bb	BOTTOM OF BANK
sw	CONCRETE SIDEWALK
fl	FLOW LINE
c	CONCRETE
ls	LICENSED SURVEYOR
cr	CROWN OF ROAD
mpl	MULTIPLE

LEGEND:

- BOUNDARY LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- WOODEN FENCE
- CHAIN LINK FENCE
- OHE — OVERHEAD ELECTRIC LINE
- W — WATER LINE
- SANITARY SEWER LINE
- GAS — GAS LINE
- IRON PIN FOUND
- AIR CONDITIONING UNIT
- UTILITY POLE
- GUY WIRE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER
- ACCESSIBLE PARKING
- CABLE TV RISER
- TELEPHONE RISER
- SIGN
- SANITARY MANHOLE
- CLEANOUT
- DECIDUOUS TREE

SITE ADDRESS:

P.N. 815-21077-000
3803 KELLEY AVE.
SPRINGDALE, AR 72764

P.N. 815-21078-000
3805 KELLEY AVE.
SPRINGDALE, AR 72764

OWNERS:

P.N. 815-21077-000
KINCO PROPERTIES LLC
12600 LAWSON RD
LITTLE ROCK, AR 72210

P.N. 815-21078-000
KINCO PROPERTIES LLC
12600 LAWSON RD.
LITTLE ROCK, AR 72210

STATE PLAT CODE: 500-17N-30W-0-03-430-72-1380

PAYA INC.
www.paya-inc.com
(479) 936-9138
mail@paya-inc.com
P.O. BOX 13 – CAVE SPRINGS, AR – 72718

SURVEYOR'S DECLARATION:

I, LAZARO G. PAYA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME. BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST, THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN, THIS MAP IS A TRUE REPRESENTATION OF THE TOPOGRAPHIC AND PHYSICAL FEATURES AS FOUND IN THE FIELD, AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 02/16/2026 SIGNED: Lazaro Paya

LICENSED PROFESSIONAL SURVEYOR NO. 1380
STATE OF ARKANSAS

CERTIFICATE OF AUTHORITY — PAYA INC. — No. 3152 — ARKANSAS

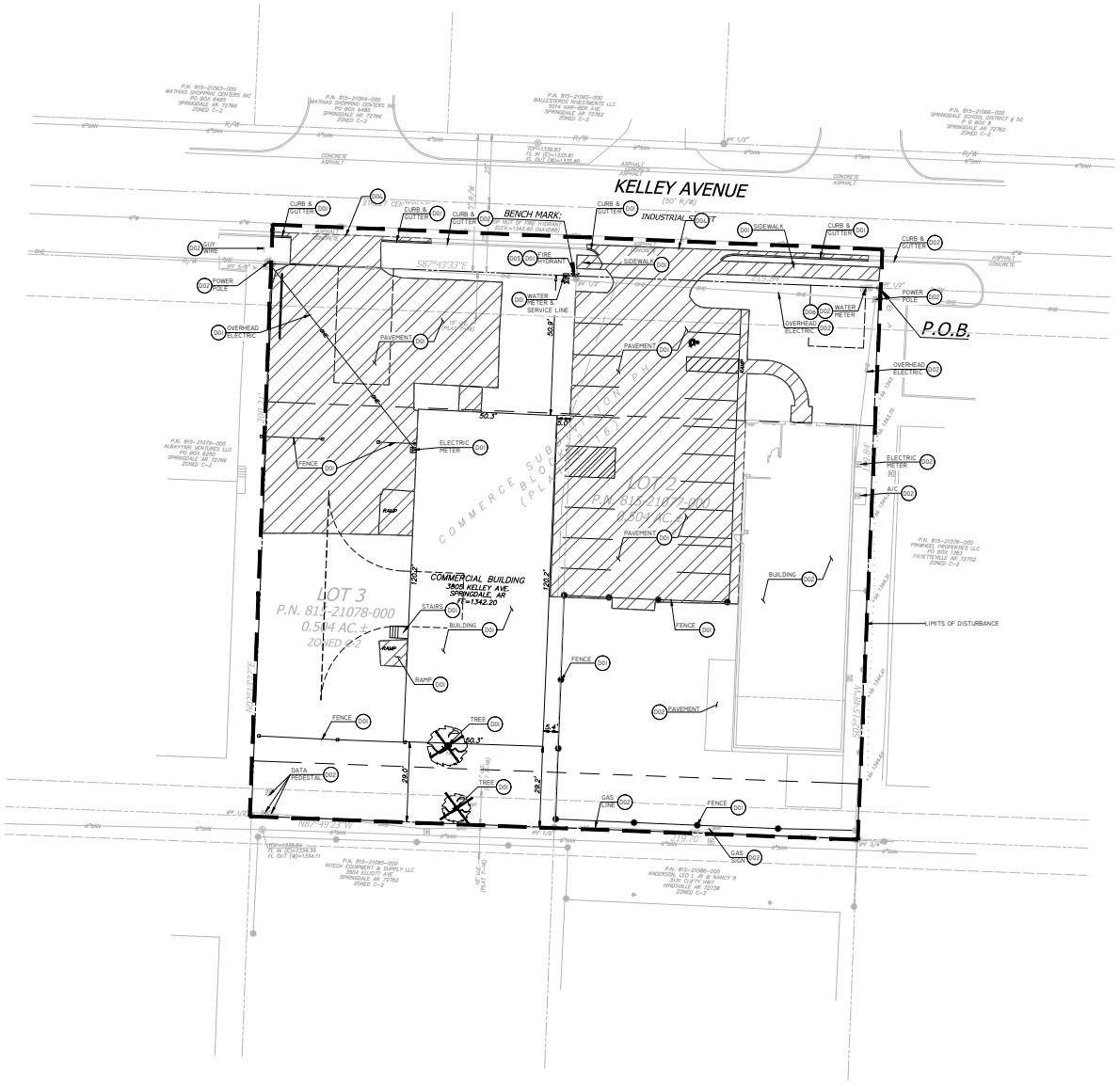
STATE OF ARKANSAS — NO. 1380 — LICENSED PROFESSIONAL SURVEYOR — LAZARO G. PAYA — SIGNATURE

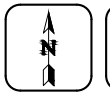
TOPOGRAPHIC/ BOUNDARY SURVEY

LOT 2 AND LOT 3 OF BLOCK TWO
COMMERCE SUBDIVISION PHASE II
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

PREPARED FOR:	KINCO PROPERTIES LLC				
DRAWN BY:	LP	SCALE:	1" = 20'	DATE:	February 16, 2026
REVISED:	LP	DWG:	26005_TOPO	SHEET:	1 OF: 1

Return to Agenda





GENERAL DEMO NOTES

1. ALL AREAS WITHIN THE LIMITS OF DISTURBANCE TO BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN.
2. THE CONTRACTOR IS REQUIRED TO NOTIFY THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE TOPOGRAPHICAL SURVEY FOR REFERENCE. THE LOCATION OF KNOWN SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIM OR HERSELF AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
4. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS RESULTING FROM DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS THAT GOVERN SUCH OPERATIONS.
5. ALL ABANDONED SERVICE LINES SHALL BE DISCONNECTED AND CAPPED PER UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL DISCONNECTIONS WITH UTILITY COMPANIES.
6. CONTRACTOR IS TO BRING TO THE ATTENTION OF THE CIVIL ENGINEER ANY AREA OF DEMOLITION IN QUESTION BEFORE PROCEEDING WITH WORK.
7. CONTRACTOR TO REVIEW AND COORDINATE DEMOLITION LIMITS WITH PROPOSED CONSTRUCTION PLANS.
8. EXISTING CLEAN TOPSOIL TO BE STOCKPILED FOR FUTURE USE ON THIS SITE AND IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.
9. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE REMOVED WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.

PROPOSED LEGEND

- LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- TREE TO BE REMOVED
- LIMITS OF DISTURBANCE

DEMO KEYNOTES

- D01 EXISTING TO BE REMOVED
- D02 EXISTING TO REMAIN
- D03 EXISTING TO BE RELOCATED
- D04 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- D05 COORDINATE WITH LOCAL UTILITY PROVIDER FOR REMOVAL OR RELOCATION OF EXISTING UTILITY
- D06 STRUCTURE TO BE RAISED OR LOWERED (SEE SHEET REFERENCE AT NOTE)

SITEWISE — CIVIL ENGINEERING —

PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

NUMBER	DESCRIPTION	DATE

LARGE SCALE DEVELOPMENT

KINCO OFFICE EXPANSION

3803 KELLEY AVE SPRINGDALE, AR

SCALE	1" = 20'
DATE	07/23/26
CITY PROJECT NUMBER	L26-14
SITE PROJECT NUMBER	25-039
SHEET NAME	DEMO PLAN
SHEET	C1.0

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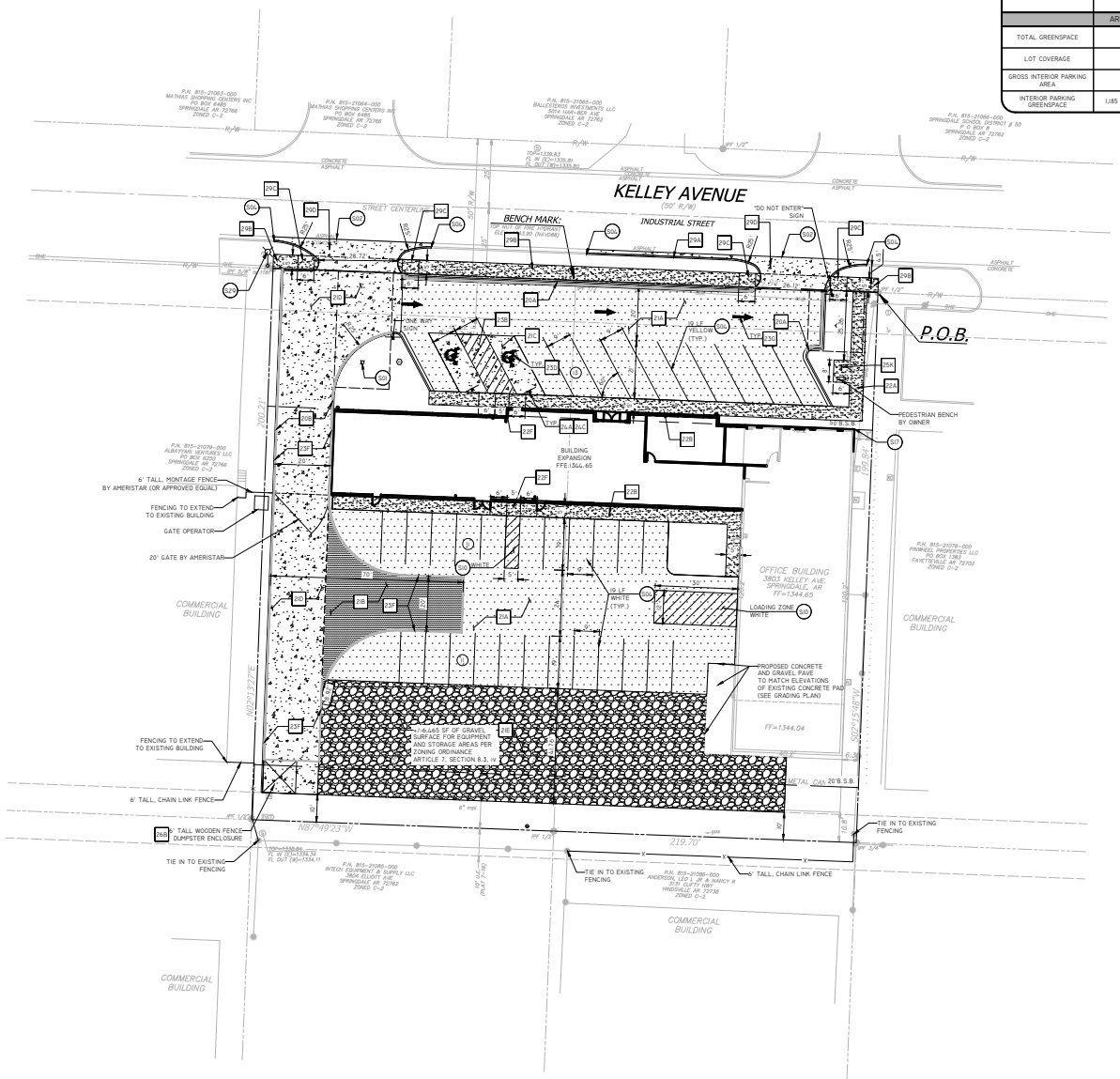

SITE DATA

PARCEL	AREA (S.F.)	AREA (ACRES)
PARENT TRACT: PARCEL 815-21077-000	21,964	0.50
PARENT TRACT: PARCEL 815-21078-000	21,995	0.51
NET AREA: GROSS - R/W (RE-PLATTED TO LOT 2A)	43,959	1.01
ZONING	C-2	
FRONT SETBACK	50'	
REAR SETBACK	25'	
SIDE SETBACK	0'	
OFFICE PARKING: 1 SPACE PER 300 SF (9,600SF) = 32 SPACES	(32) TOTAL SPACES REQUIRED (33) 9'X19' STALLS PROVIDED (2) ADA STALLS PROVIDED (2 REQUIRED) (35) TOTAL STALL PROVIDED	
	AREA REQUIRED	AREA PROVIDED
TOTAL GREENSPACE		79,916 SF (53.62%)
LOT COVERAGE		69,152 S.F (46.38%)
GROSS INTERIOR PARKING AREA	N/A	14,811 S.F.
INTERIOR PARKING GREENSPACE	1,185 S.F. (8.00%) MIN.	1,288 S.F. (8.70%)

PLAN SCALE (IN FEET)
0 20' 40'
1" = 20'

GENERAL SITE NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATION OF THE BUILDING AND BUILDING UTILITY ENTRANCES.
2. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
3. CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
4. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
5. ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADII ARE R3' UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS. FOR SITE UTILITIES, SEE UTILITY PLAN(S).
7. ALL SITE SIGNAGE SHALL REQUIRE SEPARATE CITY OF SPRINGDALE PERMIT.

PROPOSED LEGEND

- CURB AND GUTTER
- STREET CENTER LINE
- EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- FENCE
- PAINTED / THERMOPLASTIC STRIPING
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- BUILDING CONTROL POINT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- ELECTRICAL TRANSFORMER

SITE KEYNOTES

S01 POINT OF RELOCATION
S02 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
S04 TAPER CURB TO MATCH EXISTING
S05 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
S09 4" WIDE PAINTED PARKING STRIPES (COLOR AND LENGTH INDICATED AT KEYNOTE)
S10 4" WIDE PAINTED STRIPES, 24" O.C. @ 45° (COLOR AND LENGTH INDICATED AT KEYNOTE)
S17 ROOF DRAIN/DOWNSPOUT (SEE ARCH. PLANS)
S29 PROPOSED STREET LIGHT MOUNTED TO EXISTING ELECTRIC POLE. THE FIXTURE SHALL BE LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-AAWLED/UE-MSV-IPC-PC-COS

SITE DETAILS

20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
21A STANDARD DUTY ASPHALT PAVEMENT
21B HEAVY DUTY ASPHALT PAVEMENT
21C STANDARD DUTY CONCRETE PAVEMENT
21D HEAVY DUTY CONCRETE PAVEMENT
21E GRAVEL SURFACE
22A CONCRETE SIDEWALK
22B SIDEWALK W/ DOWNTURNED EDGE
22C SIDEWALK JOINTING
22F PEDESTRIAN RAMP (PARALLEL) (SEE LENGTH AT SYMBOL)
23B 60°-45°-30° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
23D ACCESSIBLE PARKING SYMBOL
23F FIRE LANE STRIPING
23G THROUGH LANE ARROW PAVEMENT MARKING
24A ACCESSIBLE PARKING SIGN
24C SIGN POST W/ BOLLARD
25K BIKE RACK
26B 6' WOOD PRIVACY FENCE
29A STANDARD CURB AND GUTTER (CITY OF SPRINGDALE DETAIL)
29B SIDEWALK (CITY OF SPRINGDALE DETAIL)
29C HANDICAP RAMP (CITY OF SPRINGDALE DETAIL)
29D COMMERCIAL DRIVEWAY (CITY OF SPRINGDALE DETAIL)

SITEWISE — CIVIL ENGINEERING —

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LARGE SCALE DEVELOPMENT
KINCO OFFICE EXPANSION
3803 KELLEY AVE SPRINGDALE, AR

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SDE PROJECT NUMBER	25-039
SHEET NAME	SITE PLAN
SHEET	C2.0

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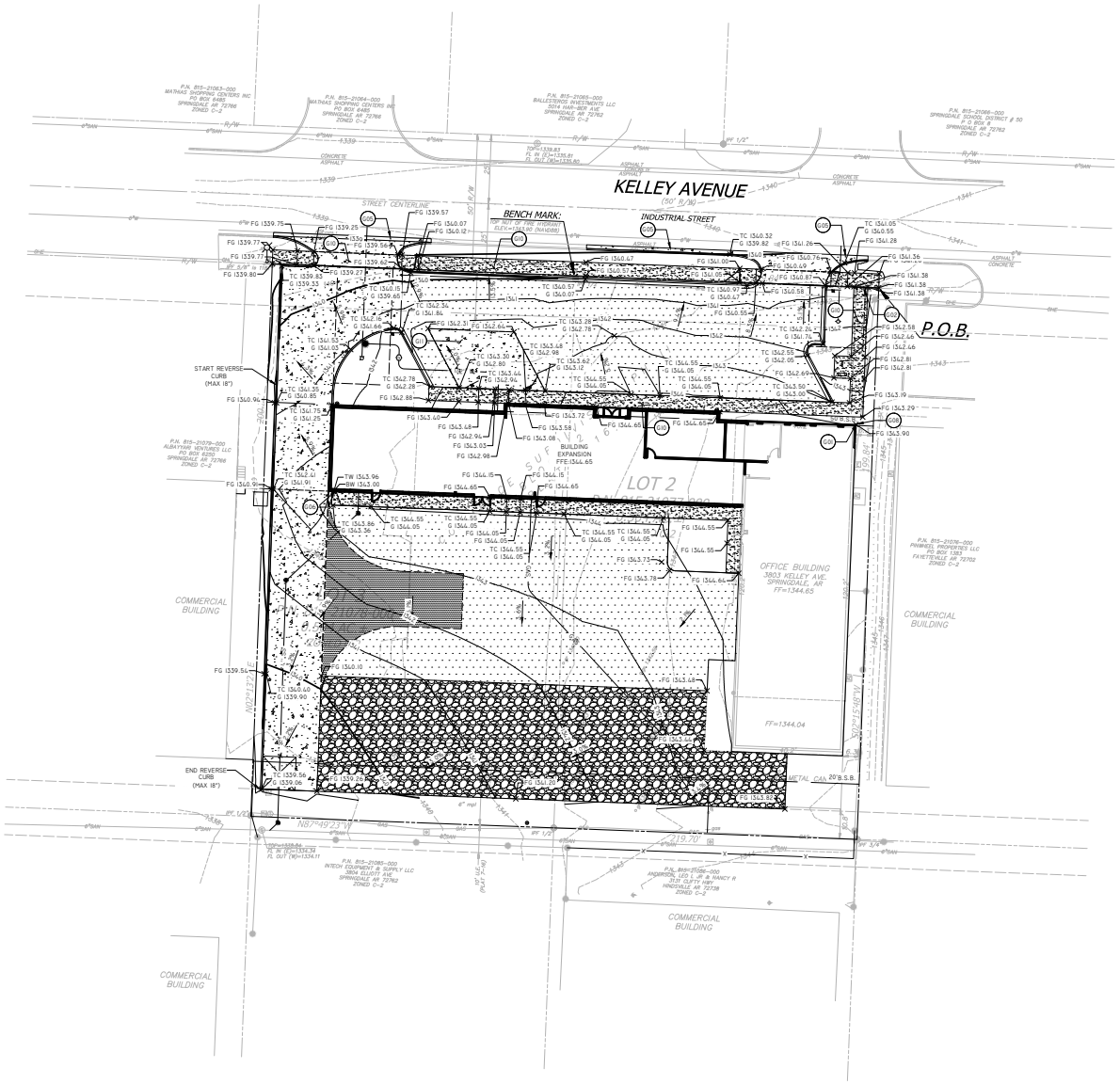

PLAN SCALE (IN FEET)
0 20' 40'
1" = 20'

GENERAL GRADING NOTES

GRADING

1. ALL ACCESSIBLE PARKING AREAS SHALL BE SLOPED NO GREATER THAN 2% IN ANY DIRECTION.
2. ALL CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE OR 6' IN LENGTH. SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND MAXIMUM CROSS-SLOPE OF 2%.
3. ANY WALK OR RAMP THAT EXCEEDS 5%, OR 6' IN LENGTH SHALL BE CONSTRUCTED WITH HANDRAILS ON EACH SIDE OF THE RAMP PER ADA REQUIREMENTS.
4. APPLY FOUR INCHES (4") OF TOP SOIL TO ALL DISTURBED AREAS AND GRADE SMOOTH. DISTURBED AREAS TO RECEIVE TOP SOIL SHALL FIRST BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES (3"). ALL TOP SOIL SHALL BE SEEDED AND WATERED UNTIL HARDY GRASS GROWTH IS ESTABLISHED (SEE LANDSCAPE NOTES).
5. REMOVE AND PRESERVE GOOD TOPSOIL FROM AREAS TO BE DISTURBED AND USE FOR FINISH GRADING.
6. CLEAR AND GRUB AREAS TO BE FILLED. REMOVE TREES, VEGETATION, ROOTS, DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.
7. ENSURE THAT FILL MATERIAL IS FREE OF MATERIALS INAPPROPRIATE FOR STABLE FILLS, INCLUDING BUT NOT LIMITED TO BRUSH, ROCKS, STUMPS, RUBBISH, LOGS, BUILDING DEBRIS, FROZEN MATERIAL, OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS.
8. REFER TO THE GEOTECHNICAL REPORT PRIOR TO BIDDING AND CONSTRUCTION. CONTACT THE ENGINEER OF RECORD SHOULD THE PLANS CONFLICT WITH THE GEOTECHNICAL REPORT.

UTILITIES

9. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY (STATE ONE CALL SYSTEM) AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
10. PRIOR TO MACHINE TRENCHING AT ANY UTILITY CROSSING, CONTRACTOR SHALL CONFIRM THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND OR HYDRO EXCAVATION. IF VERTICAL CLEARANCES ARE LESS THAN SPECIFIED ON THESE PLANS OR 18", WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE OWNER / DEVELOPER PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINE AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.
12. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

EROSION CONTROL & SWPPP

13. ALL EROSION CONTROL BMP'S AND TREE PRESERVATION FENCING SHALL BE INSTALLED PRIOR TO THE START OF SITE GRADING.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION CONTROL PLAN(S).
15. DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES SHALL BE KEPT FREE OF SEDIMENT THROUGHOUT THE ENTIRE CONSTRUCTION SCHEDULE.
16. PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETED. IF WORK IS INTERRUPTED OR DELAYED, APPLY TEMPORARY STABILIZATION MEASURES ON ALL GRADED AREAS PER EROSION CONTROL PLAN(S).

DRAINAGE

17. CONSTRUCT ALL STRUCTURES LOCATED WITHIN STATE RIGHT-OF-WAY PER STATE DOT STANDARDS. SUBMIT SHOP DRAWINGS TO SITEWISE CIVIL ENGINEERING, PLLC FOR REVIEW AND APPROVAL IF STATE DOT STANDARDS CANNOT BE MET.
18. CONTRACTOR SHALL MATCH TOP OF PROPOSED DRAINAGE STRUCTURES WITH PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS.

WALLS

20. RETAINING WALL(S) SHALL BE CONSTRUCTED SUCH THAT THE TOP OF WALL SHALL EXTEND A MINIMUM OF 6 INCHES (6") ABOVE THE TOP OF ADJACENT FINISHED GRADE. CONTRACTOR SHALL REFER TO THE RETAINING WALL PLAN(S) FOR CONSTRUCTION AND DESIGN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IF RETAINING WALL PLANS DIFFER FROM THIS.

PROPOSED LEGEND

GRADE BREAK	ABBREVIATIONS:	
FLOWLINE		BS= BOTTOM OF STAIRS
XXXX CONTOUR ELEVATION		BW= BOTTOM OF WALL
X.X% FLOW ARROW		EG= EXISTING GRADE
XXXX.XX SPOT ELEVATIONS		FFE= FINISHED FLOOR ELEV.
		FG= FINISHED GRADE
		FL= FLOWLINE
		G= GUTTER
		HP= HIGH POINT
		LP= LOW POINT
		TC= TOP OF CURB
		TS= TOP OF STAIRS
		TW= TOP OF WALL
		THT= THROAT

GRADING KEYNOTES

G01 DOWNSPOUT / ROOF DRAIN (SEE ARCH. PLANS)
G02 ADJUST RIM ELEVATION TO MATCH FINISHED GRADE
G05 MATCH EXISTING PAVEMENT ELEVATIONS
G06 LIMITS OF RETAINING WALL
G08 CONCRETE SPLASH PAD AT DOWNSPOUT / ROOF DRAIN
G10 ADA PATH: NO MORE THAN 5% SLOPE ALONG THE PATH OF TRAVEL, AND 2% CROSS SLOPE
G11 ADA LANDING / LOADING AREA. NO MORE THAN 2% SLOPE IN ANY DIRECTION

SITEWISE — CIVIL ENGINEERING —

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ORIGINAL SIGNATURE ON FILE

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KINCO OFFICE EXPANSION
3803 KELLEY AVE SPRINGDALE, AR

SCALE	DATE
1" = 20'	07/23/26
CITY PROJECT NUMBER	L26-14
SDE PROJECT NUMBER	25-039
SHEET NAME	GRADING PLAN
SHEET	C3.0

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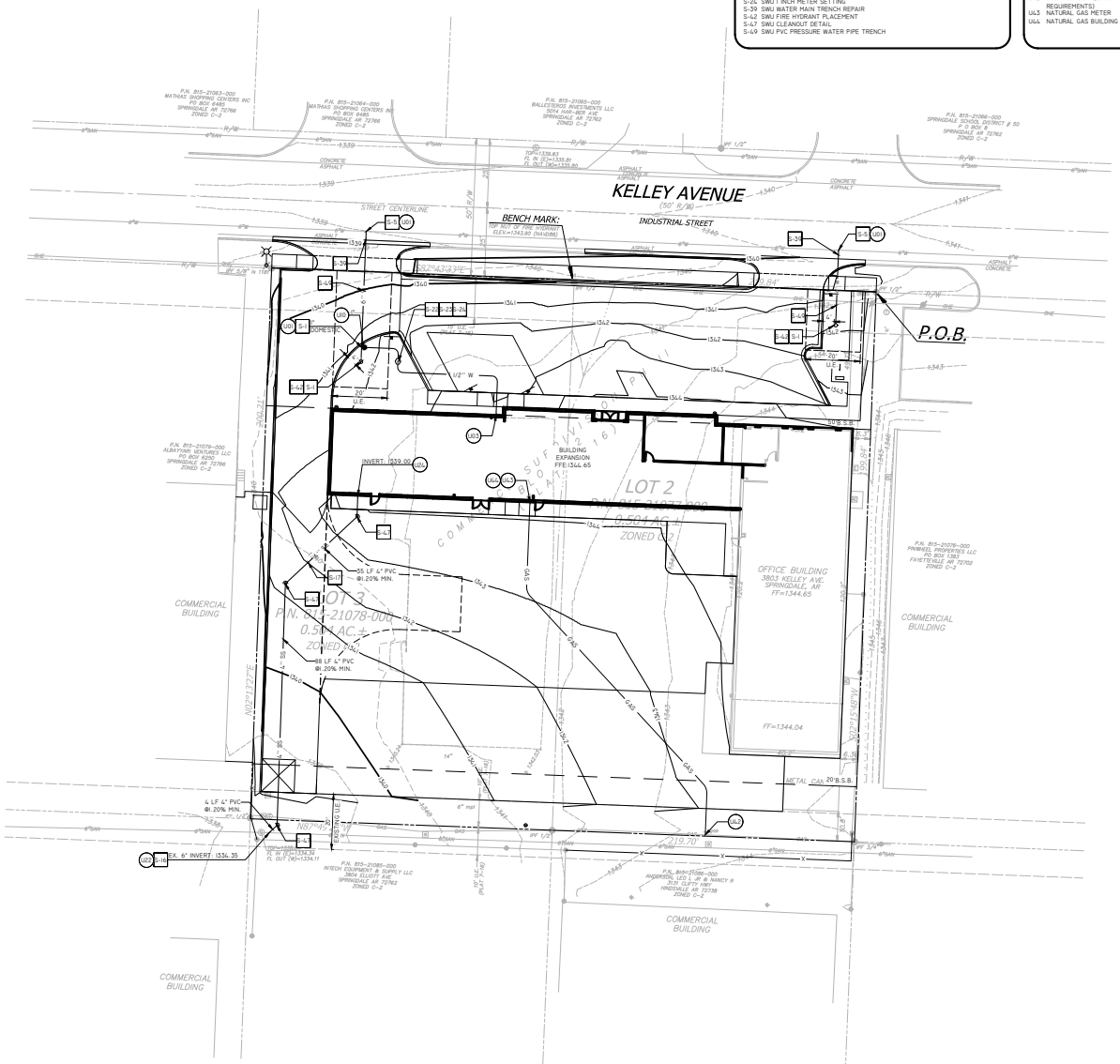

UTILITY DETAILS

- S-1 SWU FIRE HYDRANT & GATE VALVE
- S-3 SWU REACTION BACKING
- S-5 SWU TAPPING SADDLE AND VALVE
- S-16 SWU SEWER SERVICE CONNECTION
- S-17 SWU TYPICAL PIPE TRENCH
- S-22 SWU STANDARD METER BOX
- S-23 SWU METER BOX INSTALLATION
- S-24 SWU 1 INCH METER SETTING
- S-39 SWU WATER MAIN TRENCH REPAIR
- S-42 SWU FIRE HYDRANT PLACEMENT
- S-47 SWU CLEANOUT DETAIL
- S-49 SWU PVC PRESSURE WATER PIPE TRENCH

UTILITY KEYNOTES

- U01 POINT OF CONNECTION - WATER SERVICE
- U03 DOMESTIC WATER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- U10 CORPORATION STOP (SEE SIZE AT SYMBOL)
- U11 GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
- U22 POINT OF CONNECTION - SANITARY SEWER SERVICE
- U24 SANITARY SEWER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- UA2 POINT OF CONNECTION - NATURAL GAS SERVICE (PER GAS COMPANY REQUIREMENTS)
- UA3 NATURAL GAS METER
- UA4 NATURAL GAS BUILDING ENTRY (SEE ARCH. / MEP PLANS)

PLAN SCALE (IN FEET)
0 20' 40'
1" = 20'

GENERAL UTILITY NOTES

GENERAL

1. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION. INFORMATION SHOWN IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
2. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES.
3. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY:
   - ALL PUBLIC WATER & SEWER DESIGNS ARE SUBJECT TO SPRINGDALE WATER UTILITIES SPECIFICATIONS.
   - ALL ELECTRIC, GAS, AND TELEPHONE CONSTRUCTION SHALL MEET THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
4. ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
5. ANY DAMAGE TO AN EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.
6. ALL UNDERGROUND PUBLIC UTILITY LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.
7. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH.
8. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER LINES. WATER LINES AND SEWER LINES SHALL NOT BE LAID IN THE SAME TRENCH.
9. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 3' BETWEEN WATER LINES AND OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER / SEWER SERVICE LINES, AND CONDUITS.
10. PROVIDE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF WATER MAIN(S) AND THE TOP OF SANITARY SEWER LINE(S) WHERE CROSSINGS OCCUR. WHERE 18-INCH VERTICAL SEPARATION CANNOT BE ACHIEVED, ENCASE EITHER THE WATER MAIN OR THE SANITARY SEWER IN WATERTIGHT PIPE WITH SEALED ENDS EXTENDING 10 FEET MINIMUM BEYOND EACH SIDE OF THE CROSSING. ENCASEMENT PIPE JOINTS SHALL BE MECHANICALLY RESTRAINED. WHERE THE WATER MAIN MUST PASS BENEATH THE SANITARY SEWER, MAINTAIN A MINIMUM OF 18 INCHES VERTICAL CLEARANCE BETWEEN THE OUTSIDE SURFACES OF THE PIPES, IN ADDITION TO THE ENCASEMENT REQUIREMENT.
11. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
12. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
13. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR WATER AND SEWER TAP AND/OR IMPACT FEES WHERE REQUIRED.
14. ALL UTILITY LINE DIMENSIONS SHOWN ARE TO CENTER OF PIPE/LINE/CONDUIT, CENTER OF FITTING, OR CENTER OF MANHOLE.

WATER

15. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE CONFORMING TO THE LATEST EDITION OF SPRINGDALE WATER UTILITIES SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM).
16. ALL FIRE / FDC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
17. ALL DOMESTIC WATER SERVICE LINES SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
18. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY SPRINGDALE WATER UTILITIES. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SITEWISE CIVIL ENGINEERING, PLLC AND THE OWNER/DEVELOPER ARE TO BE HELD HARMLESS.
19. TESTING OF PUBLIC WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.
20. TAMPER - PROOF THRUST OR HOLD-DOWN NUT SHALL BE PROVIDED FOR ALL FIRE HYDRANTS.
21. REFER TO SPRINGDALE WATER UTILITY DETAIL S-30 FOR TYPICAL LOCAL STREET PLAN VIEW FOR WATER LINE INSTALLATION.

SEWER

22. ALL SEWER MAINS SHALL BE PVC (SDR-26), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
23. ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SCH.40), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
24. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TOPS OF EXISTING MANHOLES IN UNPAVED AREAS ARE TO BE 4" ABOVE FINISHED GRADES.
25. ALL WATER MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER SPRINGDALE WATER UTILITIES SPECIFICATIONS.
26. REFER TO SPRINGDALE WATER UTILITY DETAIL S-30 FOR TYPICAL LOCAL STREET PLAN VIEW FOR SEWER LINE INSTALLATION.

ELECTRIC

27. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
28. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS.
29. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.

PROPOSED LEGEND

- STORM DRAIN
- GAS — GAS LINE
- GAS METER
- UGE — UNDERGROUND ELECTRIC LINE
- X"W — WATER LINE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- X"SS — SANITARY SEWER LINE
- CLEAN-OUT
- ELECTRIC TRANSFORMER
- LIGHT POLE
- CATCH BASIN
- WATER ELBOWS
- TAPPING SLEEVE/SADDLE
- HOSE BIB LOCATIONS

SITEWISE — CIVIL ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

NUMBER	DESCRIPTION	DATE

LARGE SCALE DEVELOPMENT

KINCO OFFICE EXPANSION

3803 KELLEY AVE SPRINGDALE, AR

SCALE/DATE	1" = 20' 07/23/26
CITY PROJECT NUMBER	L26-14
SITE PROJECT NUMBER	25-039
SHEET NAME	UTILITY PLAN
SHEET	C4.0

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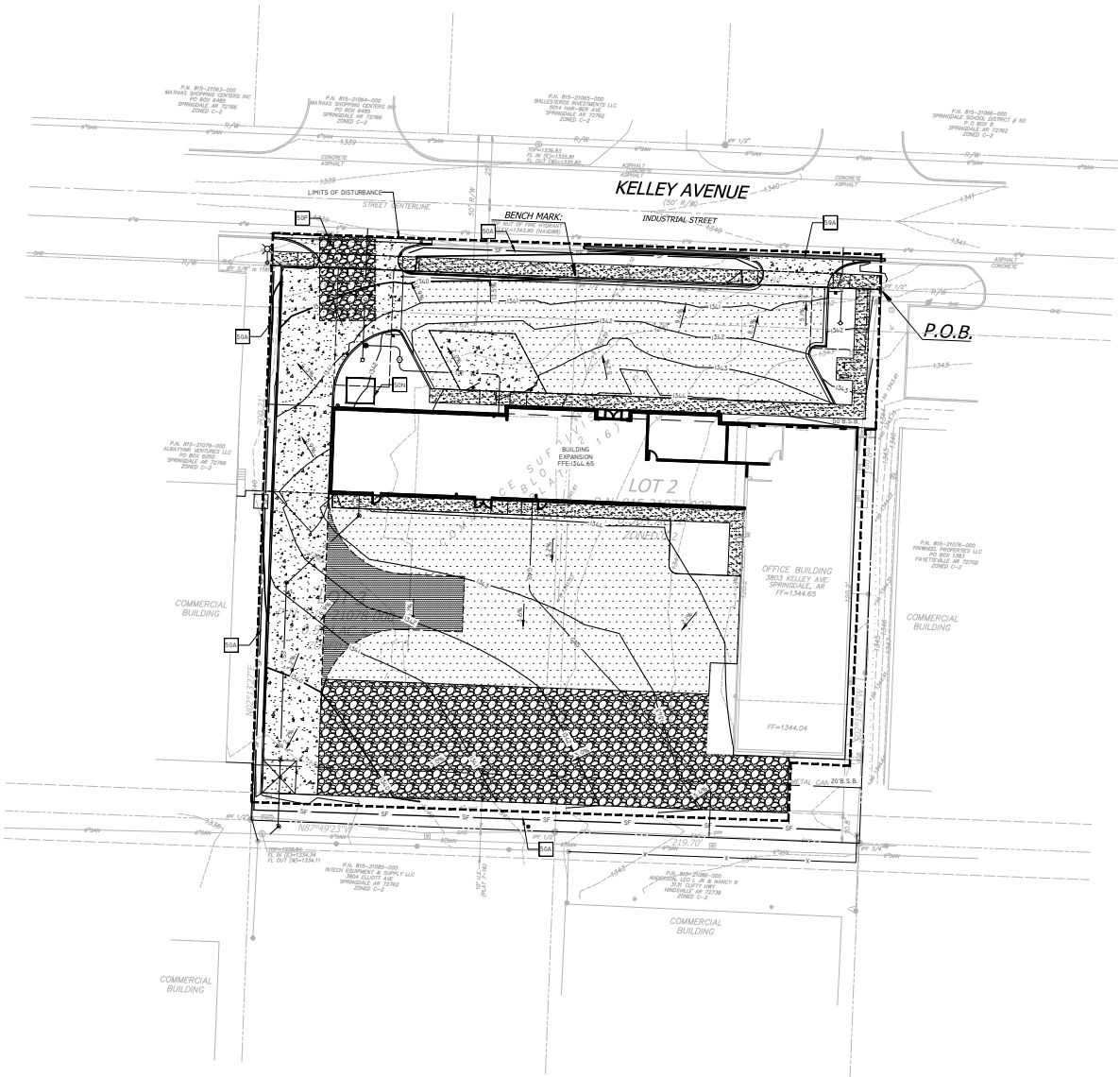

PLAN SCALE (IN FEET)
0 20' 40'
1" = 20'

GENERAL EROSION CONTROL NOTES

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AND CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
3. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
4. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
5. ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
10. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
11. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
12. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
13. CONTRACTOR SHALL DESIGNATE/IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
14. ALL BMP's SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED BY A MINIMUM OF 80% GRASS COVERAGE.
15. ALL DEWATERING ACTIVITIES SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. DISCHARGED WATER MUST BE PROPERLY TREATED BEFORE RELEASING FROM THE SITE.
16. PORTABLE TOILETS SHOULD BE 25' MINIMUM FROM DRAINAGE.
17. ORANGE PROTECTIVE FENCING IS REQUIRED AROUND WET PONDS AND WET SEDIMENT BASINS DURING CONSTRUCTION.

BMP MAINTENANCE NOTES

THE CONTRACTOR SHALL IMPLEMENT ALL MEASURES SHOWN ON THE EROSION CONTROL PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO THE FULLEST EXTENT PRACTICAL. THE CONTRACTOR SHALL HAVE CHECKED ALL SEDIMENT AND EROSION CONTROL MEASURES BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS OR EVERY FOURTEEN (14) DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT EXCEEDING 0.25". ALL SITE BMPS SHALL BE MAINTAINED IN A FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE HAS OCCURRED. ALL SITE BMPS SHALL BE REPAIRED AND / OR CLEANED IN ACCORDANCE WITH THE FOLLOWING:

1. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE(S) IN A SUCH A CONDITION THAT WILL PREVENT MUD BEING TRACKED INTO ANY PUBLIC RIGHT OF WAY(S). THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL CONSTRUCTION ENTRANCE(S) AS NECESSARY.
2. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL PARKING AND STORAGE AREA(S) AS NECESSARY.
3. CONTRACTOR SHALL REPAIR ALL SILT FENCING TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM ALONG THE FENCE WHEN SEDIMENT REACHES NO MORE THAN ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. INLET BMPS SHALL BE REPAIRED AND/OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING. CONTRACTOR SHALL REPLACE IF THEY SHOW SIGNS OF DETERIORATION.
5. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. CONTRACTOR SHALL FERTILIZE AND RESEEDED THESE AREAS AS NECESSARY.
6. IF THE GRAVEL FOUND IN ANY SEDIMENT FILTER(S) BECOME CLOGGED WITH SEDIMENT, CONTRACTOR SHALL PULL THE GRAVEL AWAY, CLEAN THE GRAVEL, AND REPLACE IN THE SEDIMENT FILTER(S).
7. THE EMBANKMENT OF THE SEDIMENT BASIN(S) AND/OR TEMPORARY SEDIMENT TRAPS AND THEIR OUTFALL STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THEY ARE STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED DUE TO EROSION OR CONSTRUCTION.
8. ALL SEDIMENT FOUND IN THE TEMPORARY SEDIMENT TRAP SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS REACHED NO MORE THAN ONE-HALF THE DEPTH OF THE TEMPORARY SEDIMENT TRAP.

SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL MEASURES AND TEMPORARY CONSTRUCTION ENTRANCES/CONCRETE WASHOUT.
2. EXCAVATION AND EMBANKMENT TO FORM PAVEMENT OR GRADED AREAS.
3. INSTALL STORM SEWER (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL).
4. INSTALL UNDERGROUND UTILITIES (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL). ADDITIONAL SEDIMENT BARRIERS SHALL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY CONSTRUCTION AND SOIL STOCKPILES.
5. INSTALL BUILDING.
6. FINAL GRADING (SEDIMENT BARRIERS SHALL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION).
7. INSTALL PAVING.
8. COMPLETION OF ONSITE STABILIZATION.
9. REMOVE PERIMETER EROSION CONTROL MEASURES.

PROPOSED LEGEND

- GRADE BREAK
- FLOW LINE
- XXX — CONTOUR ELEVATION
- STORM DRAIN
- % — FLOW ARROW
- LIMITS OF DISTURBANCE
- CONSTRUCTION ROCK ENTRANCE
- SF — SILT FENCE
- BIG RED

EROSION CONTROL DETAILS

50A SILT FENCE
50N TEMPORARY CONCRETE WASHOUT
50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
50A BIG RED

SITEWISE — CIVIL ENGINEERING —

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LARGE SCALE DEVELOPMENT
KINCO OFFICE EXPANSION
3803 KELLEY AVE SPRINGDALE, AR

SCALE/DATE	1" = 20' 07/23/26
CITY PROJECT NUMBER	L26-14
SITE PROJECT NUMBER	25-039
SHEET NAME	EROSION CONTROL PLAN
SHEET	C5.0

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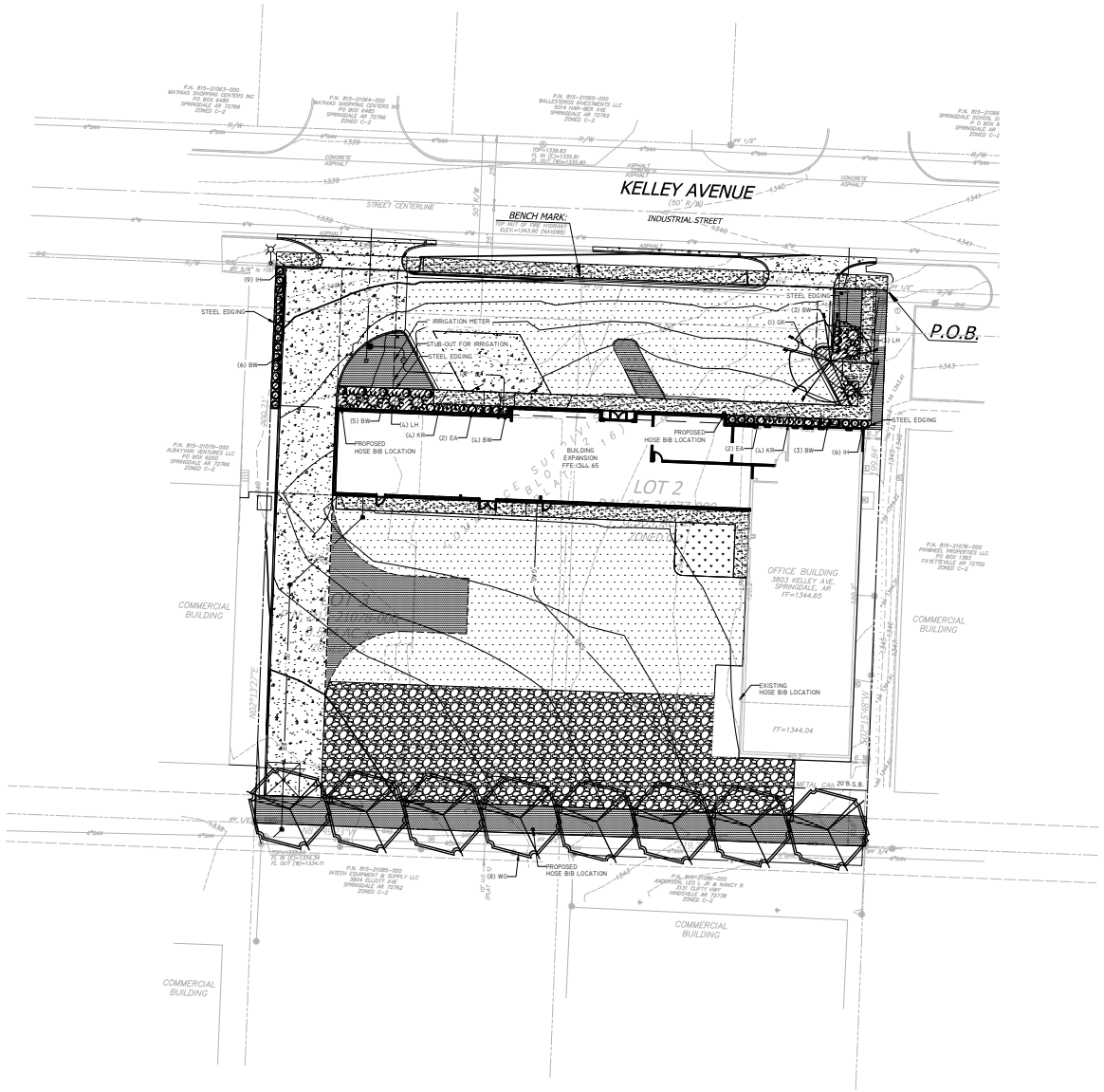

LANDSCAPE GENERAL NOTES:

CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO STARTING LANDSCAPE WORK. CONTRACTOR SHALL CONTACT THE ONE-CALL SYSTEM.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES OR CONFLICTS PRIOR TO ANY PLANTING.

CHANGES TO THE PLANT SCHEDULE ARE NOT ALLOWED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER, AND CITY.

ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT FOR AREAS OCCUPIED BY BUILDINGS, PERMANENT STRUCTURES, OR SITE PAVING SHALL BE GRADED SMOOTH AND FOUR INCHES (4") OF TOPSOIL APPLIED. TOPSOIL AREAS SHALL BE FERTILIZED, SEEDED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

TOPSOIL INSTALLATION:
PREPARE PLANTING AREAS TO A DEPTH OF 3" TO PROVIDE A BONDING SURFACE FOR THE TOPSOIL. BEFORE PLACING TOPSOIL, CONTRACTOR SHALL REMOVE STONES LARGER THAN 2", CONSTRUCTION DEBRIS, TRASH, OBJECTIONABLE WEEDS AND ROOTS. COMPACT TOPSOIL TO FORM A LAYER WITH A MIN. DEPTH OF 4" IN LAWN AREAS AND 6" IN SHRUB BEDS. TOPSOIL SHALL BE PLACED TO PROVIDE GOOD DRAINAGE. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% AND NOT MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD. TOPSOIL SHALL HAVE A PH VALUE OF NOT LESS THAN 5.5 AND NOT MORE THAN 7.0.

ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS. (SEE DETAIL SHEETS)

ALL PLANTING BEDS SHALL BE BORDERED BY 4" METAL EDGING AND STAKED WITH METAL STAKES SUFFICIENTLY TO HOLD IN PLACE.

SINGLE TREES OR SHRUBS. SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 13-13-13 TIME RELEASE FERTILIZER.

SEEDING AND SODDING SPECIFICATIONS:

ALL DISTURBED AREAS NOT RECEIVING PLANTINGS, INCLUDING RIGHT-OF-WAYS, SHALL BE SEEDED OR SODDED PER THE APPROVED LANDSCAPE PLAN.

THE SEEDING PROCESS SHALL INCLUDE IN ORDER:
1. FURNISHING
2. SEEDBED PREPARATION
3. FERTILIZING SEEDBED
4. SEED AND MAINTAIN AREAS AS REQUIRED.

SEED BED PREPARATION:
ROLL, SCARIFY, RAKE AND LEVEL GRADE AS NECESSARY TO OBTAIN TRUE, EVEN LAWN SURFACES. LOOSEN SOIL TO A DEPTH OF 3" IN LAWN AREAS BY APPROVED METHOD OF 3" SCARIFICATION AND GRADE SMOOTH TO REMOVE RIDGES AND DEPRESSIONS.

SEEDED AND SODDED AREAS SHALL HAVE FERTILIZER APPLIED WITH A THOROUGH WATERING IMMEDIATELY FOLLOWING APPLICATION AT THE RATE OF 35 LBS. PER 1000 SQ. FT. HARROWED INTO THE TOP 2" OF SEEDBED.

SEEDING SHALL BE DONE IN TWO (2) DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

SOD SHALL BE A SPECIES RECOMMENDED BY AN EXPERIENCED LOCAL A.N.A.-CERTIFIED NURSERY. SOD IS TO BE STRONGLY ROOTED, WEED-DISEASE AND PEST FREE AND UNIFORM IN THICKNESS.

A 3' FOOT WIDE STRIP SHALL BE SODDED ALONG WALKS, ROADWAYS, AND PARKING AREAS TO PREVENT WASHING AND EROSION.

COMMON BERMUDAGRASS SEEDING RATE SHALL BE 60 LBS PER ACRE.

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES AND FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

CONTRACTOR SHALL COORDINATE LANDSCAPE IRRIGATION WITH THE OWNER.

NOTE: THE OWNER/DEVELOPER SHALL PROVIDE A 5-YEAR LANDSCAPE GUARANTEE STARTING ONCE INSTALLATION IS COMPLETE AND MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

NOTE: PLANTINGS THAT EXCEED MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION

LANDSCAPE PROPOSED FEATURES

- MULCHED AREA
- SODDED AREA
- SEEDED AREA

PLANT LIST

KEY	QTY.	COMMON NAME / Botanical name	SYMBOL	SIZE / COMMENTS:
GK	1	GINKO Ginko Biloba		B&B 2" CALIPER MIN. 6' MIN. HEIGHT AT TIME OF PLANTING
WO	8	BUR OAK Quercus Macrocarpa		B&B 2" CALIPER MIN. 8' TALL AT TIME OF PLANTING
LH	7	LIMELIGHT HYDRANGEA Hydrangea Paniculata 'Limelight'		3 GAL. MIN.
KR	8	KNOCK OUT ROSE Rosa 'Radrazz'		3 GAL. MIN.
EA	4	EMERALD GREEN ARBORVITAE Thuja Occidentalis 'Smaragd'		3 GAL. MIN.
BW	21	BOXWOOD Boxus 'Green Gem'		1 GAL. MIN.
IH	12	INKBERRY HOLLY Ilex Glabra		1 GAL. MIN.

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KINCO OFFICE EXPANSION
3803 KELLEY AVE SPRINGDALE, AR

SCALE	DATE
1" = 20'	07/23/26
CITY PROJECT NUMBER	L26-14
SDE PROJECT NUMBER	25-039
SHEET NAME	LANDSCAPE PLAN
SHEET	C6.0

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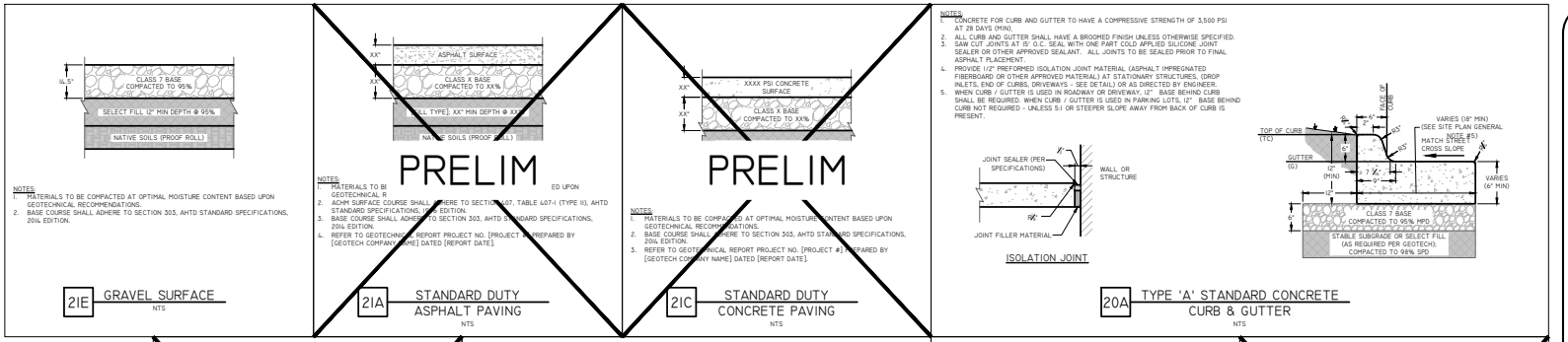

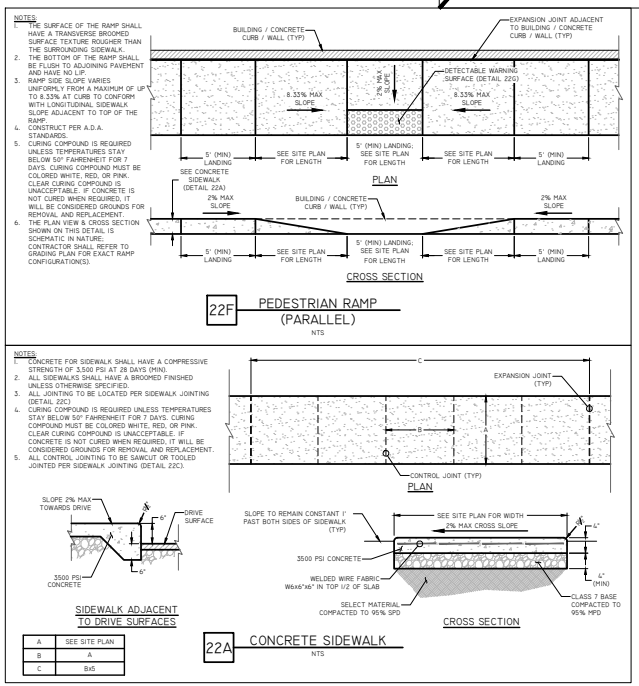

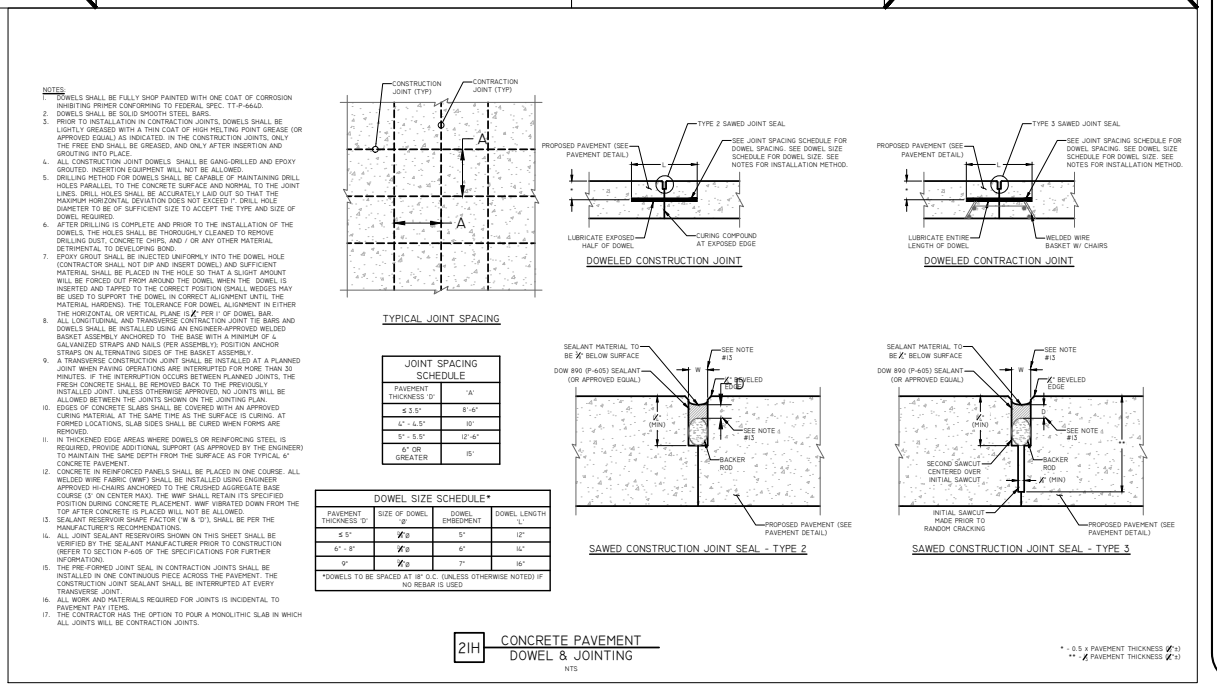

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SITE PROJECT NUMBER	25-039
SHEET NAME	DETAIL SHEET 1
SHEET	C7.0

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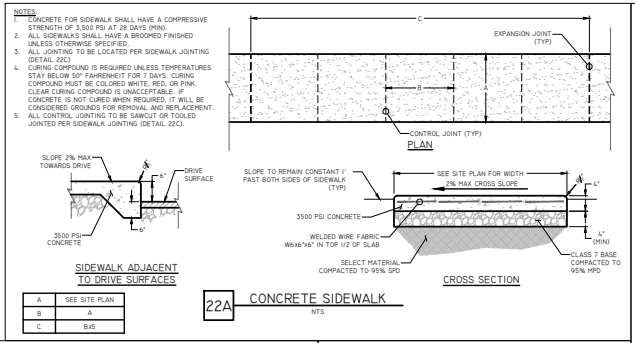
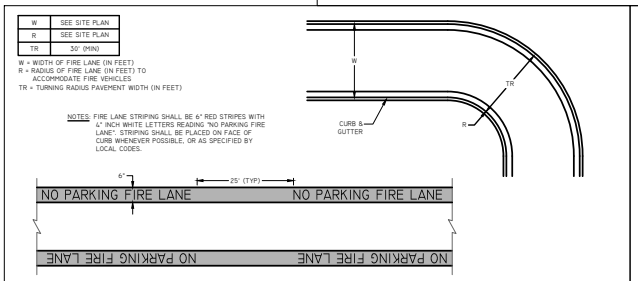


22A CONCRETE SIDEWALK
NTS



23F FIRE LANE STRIPING
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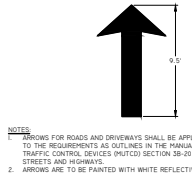

23G THROUGH LANE ARROW PAVEMENT MARKING
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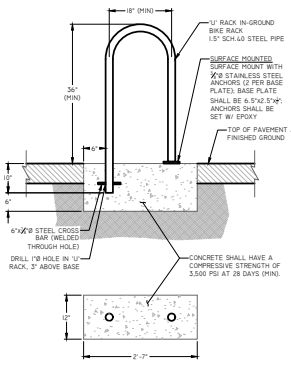
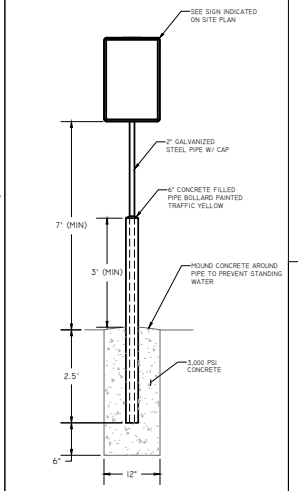


25K BIKE RACK
NTS



24C SIGN POST W/ BOLLARD
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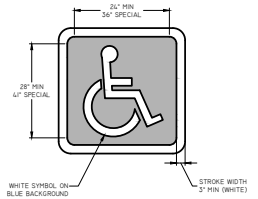

23D ACCESSIBLE PARKING SYMBOL
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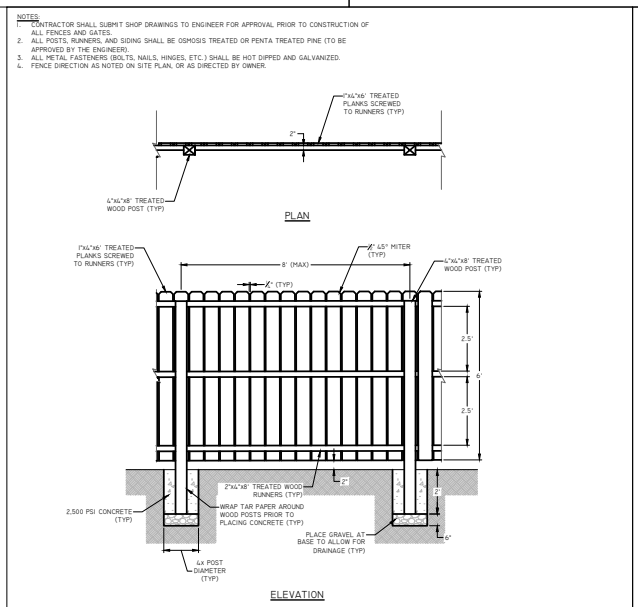
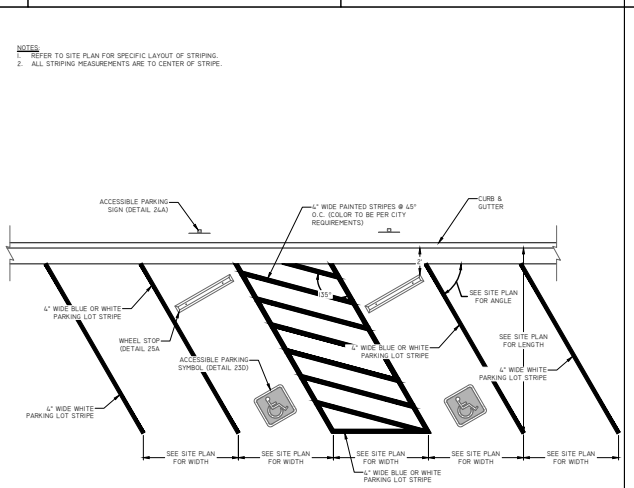
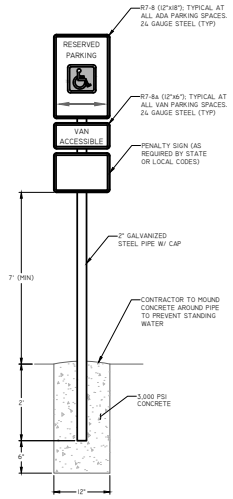


26B 6' WOOD PRIVACY FENCE
NTS



23B 60°, 45°, 30° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
NTS



24A ACCESSIBLE PARKING SIGN
NTS

SITEWISE — CIVIL ENGINEERING —

PRELIMINARY
NOT FOR CONSTRUCTION
ORIGINAL SIGNATURE ON FILE

NUMBER	DESCRIPTION	DATE

LARGE SCALE DEVELOPMENT
KINCO OFFICE EXPANSION
SPRINGDALE, AR
3803 KELLEY AVE

SCALE	DATE
1" = 20'	07/23/26
CITY PROJECT NUMBER	L26-14
SITE PROJECT NUMBER	25-039
SHEET NAME	DETAIL SHEET 2
SHEET	C7.1

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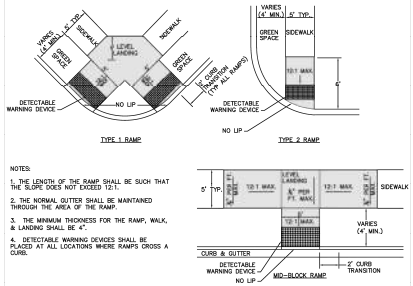

NOTES:

1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.

29C **HANDICAP RAMP DETAILS**
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

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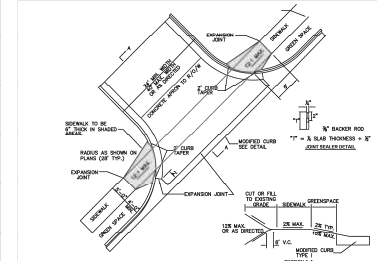

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH ¼" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 15' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50 FT.

29D **COMMERCIAL DRIVEWAY DETAIL**
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

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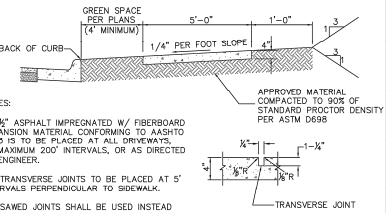

NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.

29B **SIDEWALK DETAIL**
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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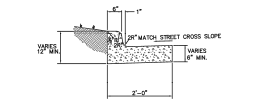
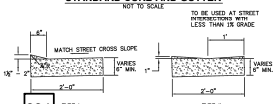


STANDARD CURB AND GUTTER
NOT TO SCALE



29A **MODIFIED CURB AND GUTTER**
NOT TO SCALE

NOTES:

1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

SITEWISE — CIVIL ENGINEERING —

PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

NUMBER	DESCRIPTION	DATE

LARGE SCALE DEVELOPMENT
KINCO OFFICE EXPANSION
3803 KELLEY AVE
SPRINGDALE, AR

SCALE	DATE
1" = 20'	07/23/26
CITY PROJECT NUMBER	L26-14
SITE PROJECT NUMBER	25-039
SHEET NAME	DETAIL SHEET 3
SHEET	C7.2

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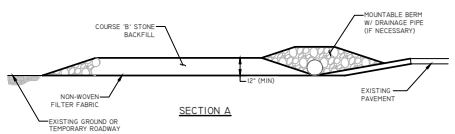
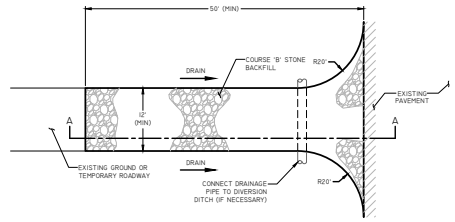
NOTES:
1. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO EXITING ONTO PUBLIC RIGHT-OF-WAYS.
2. CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED TO WHERE TRACKING OF SEDIMENT IS PREVENTED FROM ENTERING INTO PUBLIC RIGHT-OF-WAYS. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO: ADDITIONAL TOP DRESSING OR REPAIR AND / OR CLEANING OUT OF ANY SEDIMENT TRAPPING MEASURES.
3. IF WASHING IS REQUIRED, THIS MEASURE SHALL BE DONE IN A CRUSHED STONE STABILIZED AREA WHICH DRAINS INTO A SEDIMENT TRAP / BASIN.

MAINTENANCE & INSPECTIONS:
1. CONTRACTOR IS TO MAINTAIN THE GRAVEL ENTRANCE(S) IN SUCH CONDITION AS TO PREVENT MUD OR SEDIMENT FROM ENTERING PUBLIC RIGHT-OF-WAYS.
2. CONTRACTOR TO REPLACE GRAVEL WHEN VOIDS BETWEEN GRAVEL IS NO LONGER VISIBLE.
3. AFTER EACH SIGNIFICANT STORM EVENT (>1" / 2URS), CONTRACTOR TO INSPECT ALL STRUCTURES USED TO TRAP SEDIMENT AND REMOVE SEDIMENT AS NECESSARY. ANY OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED INTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
4. ALL SEDIMENT LOCATED ON PAVED ROADWAYS MUST BE REMOVED WITHIN 24 HOURS.

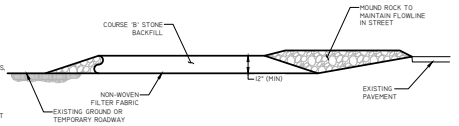
TEMPORARY CONSTRUCTION ENTRANCE SPECIFICATIONS:
1. PAD THICKNESS SHALL NOT BE LESS THAN 12". NON-WOVEN FILTER FABRIC SHALL BE USED TO IMPROVE STABILITY OF THE PAD IN AREAS OF SEEPAGE OR FOUND TO BE IN A HIGH WATER TABLE AREA.
2. AGGREGATE SIZE WITHIN THE PAD SHALL BE 3"-6" STONE, SMOOTHED.
3. LENGTH OF THE ENTRANCE(S) SHALL BE AS NECESSARY, BUT NO LESS THAN 50'. LONG.
4. WIDTH OF THE ENTRANCE(S) SHALL BE THE FULL WIDTH OF INGRESS / EGRESS, BUT NO LESS THAN 12' WIDE.
5. CONSTRUCTION ENTRANCE(S) SHALL BE LOCATED TO MINIMIZE SEDIMENT LEAVING THE SITE AND PROVIDE UTILITY BY ALL CONSTRUCTION VEHICLES. CONTRACTOR IS TO AVOID PLACING CONSTRUCTION ENTRANCE(S) AT STEEP GRADES AND / OR CURVES IN THE EXISTING ROAD.
6. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.
7. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.



SECTION A



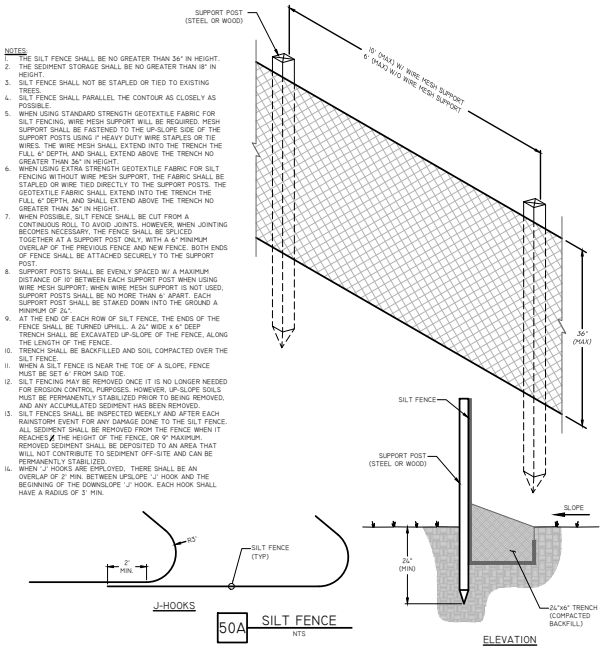
PLAN



SECTION A

50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
NTS

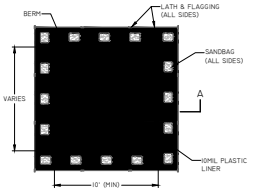
NOTES:
1. THE SILT FENCE SHALL BE NO GREATER THAN 36" IN HEIGHT.
2. THE SEDIMENT STORAGE SHALL BE NO GREATER THAN 18" IN HEIGHT.
3. SILT FENCE SHALL NOT BE STAPLED OR TIED TO EXISTING TREES.
4. SILT FENCE SHALL PARALLEL THE CONTOUR AS CLOSELY AS POSSIBLE.
5. WHEN USING STANDARD STRENGTH GEOTEXTILE FABRIC FOR SILT FENCING, WIRE MESH SUPPORT WILL BE REQUIRED. MESH SUPPORT SHALL BE FASTENED TO THE UP-SLOPE SIDE OF THE SUPPORT POSTS USING 1" HEAVY DUTY WIRE STAPLES OR TIE WIRES. THE WIRE MESH SHALL EXTEND INTO THE TRENCH THE FULL 6" DEPTH, AND SHALL EXTEND ABOVE THE TRENCH NO GREATER THAN 36" IN HEIGHT.
6. WHEN USING EXTRA STRENGTH GEOTEXTILE FABRIC FOR SILT FENCING WITHOUT WIRE MESH SUPPORT, THE FABRIC SHALL BE STAPLED OR WIRE TIED DIRECTLY TO THE SUPPORT POSTS. THE GEOTEXTILE FABRIC SHALL EXTEND INTO THE TRENCH THE FULL 6" DEPTH, AND SHALL EXTEND ABOVE THE TRENCH NO GREATER THAN 36" IN HEIGHT.
7. WHEN POSSIBLE, SILT FENCE SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID JOINTS. HOWEVER, WHEN JOINTING BECOMES NECESSARY, THE FENCE SHALL BE SPLICED TOGETHER AT A SUPPORT POST ONLY, WITH A 6" MINIMUM OVERLAP OF THE PREVIOUS FENCE AND NEW FENCE. BOTH ENDS OF FENCE SHALL BE ATTACHED SECURELY TO THE SUPPORT POST.
8. SUPPORT POSTS SHALL BE EVENLY SPACED W/ A MAXIMUM DISTANCE OF 10' BETWEEN EACH SUPPORT POST WHEN USING WIRE MESH SUPPORT; WHEN WIRE MESH SUPPORT IS NOT USED, SUPPORT POSTS SHALL BE NO MORE THAN 6' APART. EACH SUPPORT POST SHALL BE STAKED DOWN INTO THE GROUND A MINIMUM OF 24".
9. AT THE END OF EACH ROW OF SILT FENCE, THE ENDS OF THE FENCE SHALL BE TURNED UPHILL. A 24" WIDE x 6" DEEP TRENCH SHALL BE EXCAVATED UP-SLOPE OF THE FENCE, ALONG THE LENGTH OF THE FENCE.
10. TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE SILT FENCE.
11. WHEN A SILT FENCE IS NEAR THE TOE OF A SLOPE, FENCE MUST BE SET 6' FROM SAID TOE.
12. SILT FENCING MAY BE REMOVED ONCE IT IS NO LONGER NEEDED FOR EROSION CONTROL PURPOSES. HOWEVER, UP-SLOPE SOILS MUST BE PERMANENTLY STABILIZED PRIOR TO BEING REMOVED, AND ANY ACCUMULATED SEDIMENT HAS BEEN REMOVED.
13. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINSTORM EVENT FOR ANY DAMAGE DONE TO THE SILT FENCE. ALL SEDIMENT SHALL BE REMOVED FROM THE FENCE WHEN IT REACHES ½ THE HEIGHT OF THE FENCE, OR 9" MAXIMUM. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
14. WHEN "J" HOOKS ARE EMPLOYED, THERE SHALL BE AN OVERLAP OF 2' MIN. BETWEEN UP-SLOPE "J" HOOK AND THE BEGINNING OF THE DOWNSLOPE "J" HOOK. EACH HOOK SHALL HAVE A RADIUS OF 3' MIN.



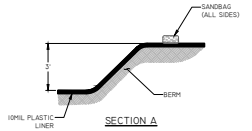
J-HOOKS

50A SILT FENCE
NTS

ELEVATION

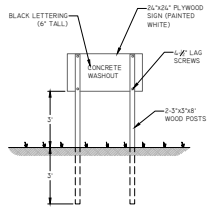


PLAN



SECTION A

NOTES:
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. WASHOUT FACILITIES WILL BE CLEANED OUT ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.



SIGN DETAIL

50N TEMPORARY CONCRETE WASHOUT
NTS

SITEWISE — CIVIL ENGINEERING —

PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

NUMBER	DESCRIPTION	DATE

LARGE SCALE DEVELOPMENT
KINCO OFFICE EXPANSION
3803 KELLEY AVE
SPRINGDALE, AR

SCALE/DATE: 1" = 20' / 07/23/26
CITY PROJECT NUMBER: L26-14
SITE PROJECT NUMBER: 25-039
SHEET NAME: DETAIL SHEET 4
SHEET: C7.3

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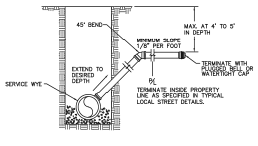
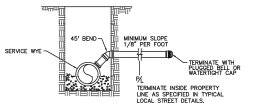


RISER FROM DEEP MAIN



NORMAL DEPTH

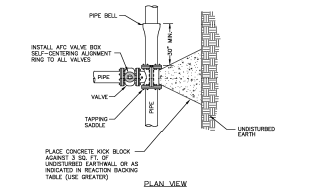
SEWER SERVICE CONNECTIONS

N.T.S.

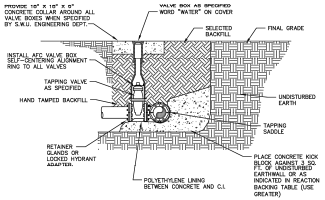
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-16	MARCH 2008



PLAN VIEW



PROFILE VIEW

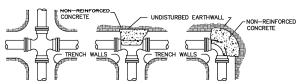
TAPPING SADDLE & VALVE

N.T.S.
S-5

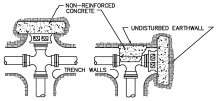
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
CAG	S-5	AUGUST 2014



CROSS TEE 90° BEND
45° BEND SIMILAR
22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,500 LBS/SQ FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"	1	1	1	1
4"	1	1	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

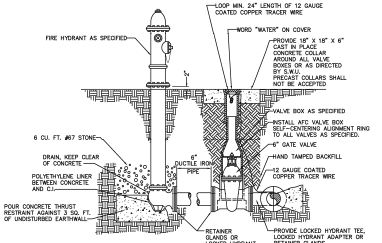
REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI/JNK	S-3	MARCH 2008



NOTES:
1. ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.
2. SEE DRAWING NUMBER FOR FIRE HYDRANT PLACEMENT.

FIRE HYDRANT & GATE VALVE

N.T.S.
S-1

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5731

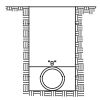
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JSB	S-1	AUGUST 2025

NOMINAL PIPE DIAMETER	"a"
3" AND 4"	2'-4"
6"	2'-6"
8"	2'-8"
10"	2'-10"
12"	3'-0"
14"	3'-2"
16"	3'-4"
18"	3'-6"
20"	3'-8"
24"	4'-0"
27"	4'-4"
30"	4'-6"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

NOTES:
TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA 600, INCLUDED AS THE TABLE ABOVE. ADDITIONAL TRENCH WIDTH MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES
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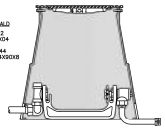
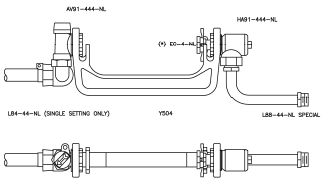
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JNK	S-17	MARCH 2008

MATERIAL LIST

QTY	DESCRIPTION	FORD	CATALOG NUMBER MUELLER	AY. McDONALD
1	INLET CONNECTION	LB4-44-NL	P-15531N	74779N-22
1	YOKE CURB KEY VALVE	LB8-44-NL	H-15209N	74424Y 1304
1	YOKE ROD	Y504	H-15407N	74424Y
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-4YS 44
1	OUTLET CONNECTION	LB8-44-NL SPECIAL	H-15536N	710JPP 44XSDXB
1	METER BOX ASSEMBLY	54P-18X24X24D W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COATED COPPER TO 1" OTS PLASTIC OR MIP

N.T.S.
S-24

NOTES:
ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.
*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES
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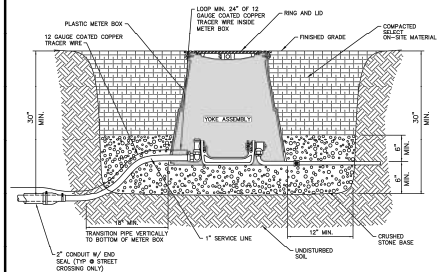
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-24	AUGUST 2025



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

N.T.S.

NOTES:
1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK
2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE
3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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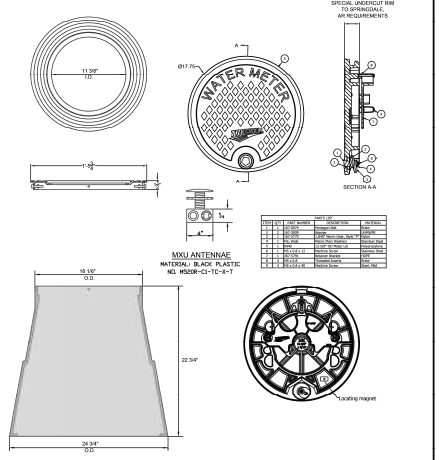
TLS	S-23	AUGUST 2025



ITEM	QTY	PART NUMBER	DESCRIPTION	MATERIAL
1	1	SC-1000	Antenna Unit	Epoxy
2	1	SC-1010	Gasket	Urethane
3	1	SC-1020	Antenna Mast Cable, Male Tip	Urethane
4	1	SC-1030	Mast, Non-Metallic	Fiberglass Tube
5	1	Varies	Cut-off 30 Mast Cap	Polycarbonate
6	1	SC-1040	Antenna Mast Cap	Polycarbonate
7	1	SC-1050	Antenna Bracket	Epoxy
8	1	SC-1060	Threaded Inserts	Brass
9	1	SC-1070	Mounting Screw	Stainless Steel

METER BOX
MATERIAL: WHITE PLASTIC BOX WITH RING
EAST JORDAN IRON WORKS
349724 A-TYPE
1924CMDWO
OR APPROVED EQUAL

AUTOMATED LOCKING COVER
MATERIAL: POLYMER LID
TRUMBULL MANUFACTURING
NO. 8440

STANDARD METER BOX

N.T.S.
S-22

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-22	AUGUST 2025

SITEWISE — CIVIL ENGINEERING —

PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

NUMBER	DESCRIPTION	DATE

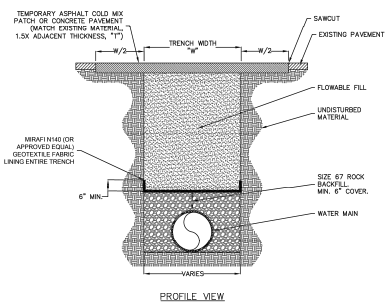
LARGE SCALE DEVELOPMENT
KINCO OFFICE EXPANSION
SPRINGDALE, AR
3803 KELLEY AVE

SCALE	DATE
1" = 20'	07/23/26

CITY PROJECT NUMBER: L26-14
SDE PROJECT NUMBER: 25-039
SHEET NAME: DETAIL SHEET 5
SHEET: C7.4

7/23/2026 11:08 AM C:\USERS\JONATHST\SWISECIVIL.COM\SITEWISE CIVIL - DOCUMENTS\PROJECTS\25-039 - SPRINGDALE, AR - KINCO OFFICE\DWG\3 DD\DATED\25-539 DETAIL SHEETS.DWG

Return to Agenda



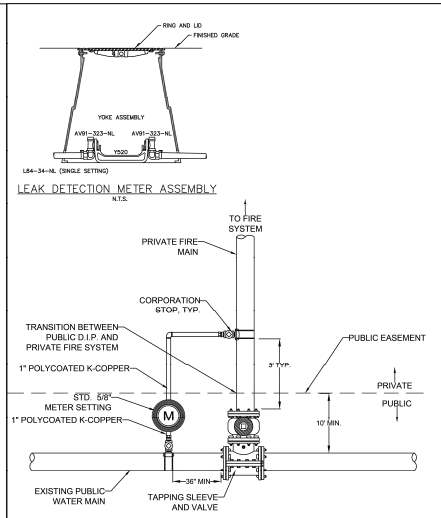
PROFILE VIEW

WATER MAIN
TRENCH REPAIR DETAIL
N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JAB | DRAWING NO: S-39 | JULY 2016



LEAK DETECTION METER ASSEMBLY
N.T.S.

FIRE SYSTEM CONNECTION
N.T.S.

SPRINGDALE WATER UTILITIES
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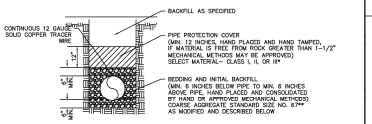
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: crk | DRAWING NO: S-36 | DATE: OCTOBER 2023



PVC PRESSURE
WATER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 3")
N.T.S.

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448, MAXIMUM EMBEDMENT PARTICLE SIZE SHALL NOT EXCEED 3/4 IN. FOR ANGULAR ROCK OR 1-1/2 IN. FOR ROUNDED ROCK

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

SPRINGDALE WATER UTILITIES
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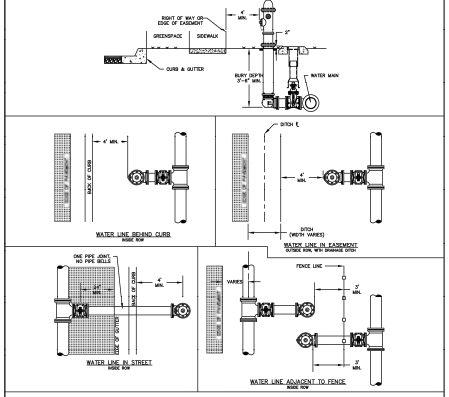
STANDARD DETAILS FOR WATER CONSTRUCTION

DRAWN BY: JSB | DRAWING NO: S-49 | DATE: AUGUST 2025

NOTES:
1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 3'-6" BURY.
3. EXTENSIONS SHALL BE MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
6. ALL MEGA-LUG GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
8. IF HYDRANT LEAD EXCEEDS ONE (1) JOINT OF PIPE VALVES SHALL BE INSTALLED AT HYDRANT AND MAIN.



FIRE HYDRANT PLACEMENT
N.T.S.
S-42

SPRINGDALE WATER UTILITIES
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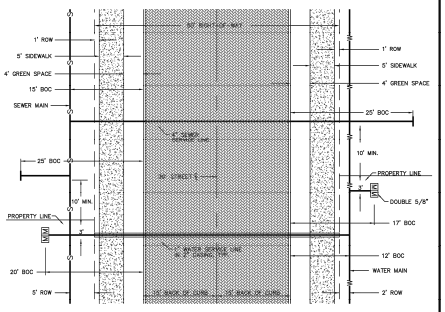
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JSB | DRAWING NO: S-42 | DATE: DECEMBER 2016

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
30'	50'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	70'	19' BOC	13' BOC	29' BOC	19' BOC	21' BOC
60'	80'	15' BOC	18' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.



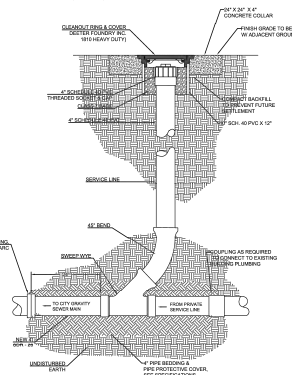
TYPICAL LOCAL STREET PLAN VIEW
30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)
N.T.S

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-30 | DATE: MARCH 2008

NOTE: HORIZONTAL LOCATION SHALL BE AT RIGHT-OF-WAY OR AS DIRECTED BY ENGINEER.



CLEANOUT ASSEMBLY DETAIL
N.T.S.
S-47

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CRKJ | DRAWING NO: S-47 | DATE: APRIL 2018

SITEWISE — CIVIL ENGINEERING —

PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

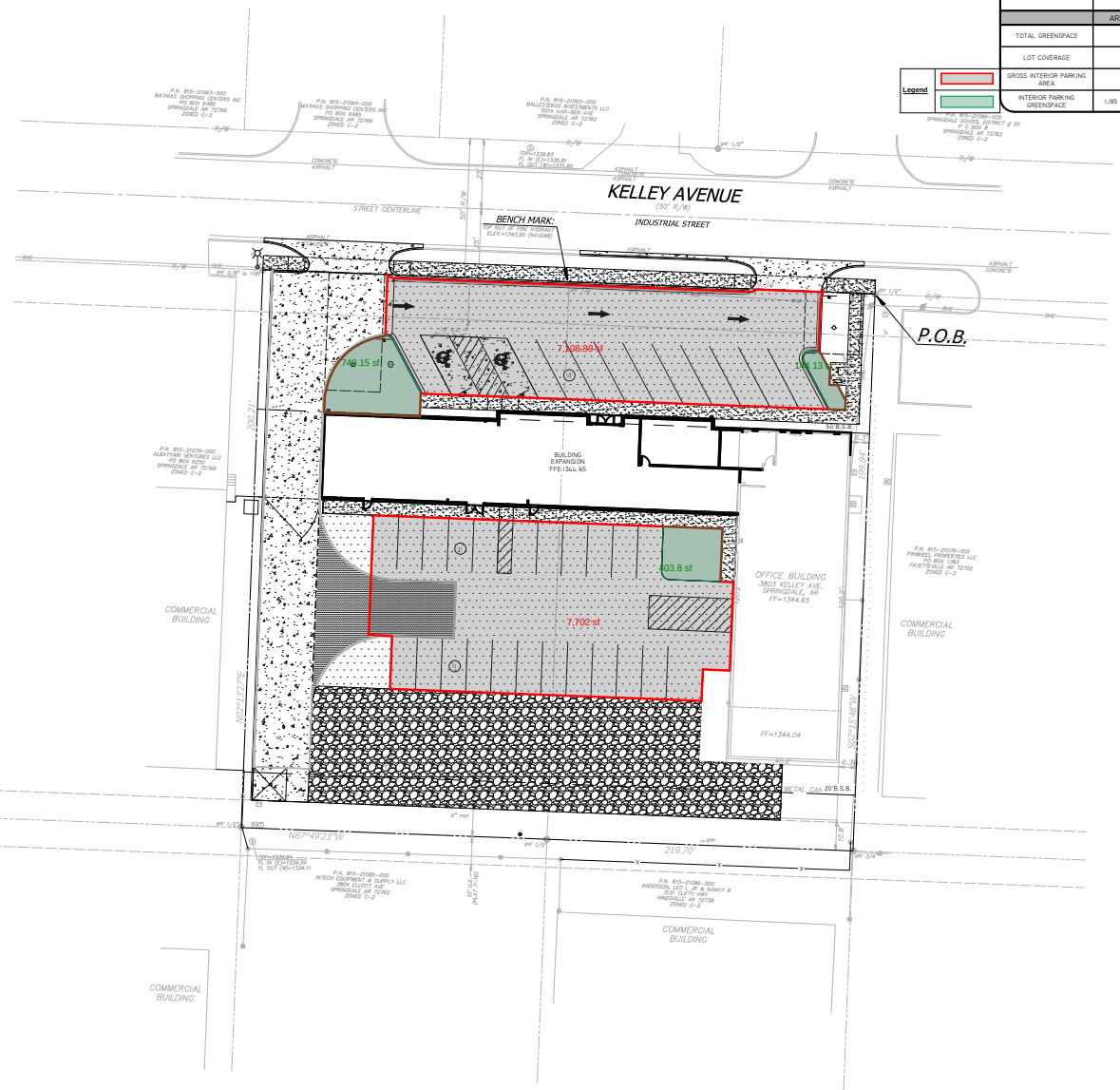
NUMBER	DESCRIPTION	DATE

LARGE SCALE DEVELOPMENT
KINCO OFFICE EXPANSION
3803 KELLEY AVE SPRINGDALE, AR

SCALE: 1" = 20' | DATE: 07/23/26
CITY PROJECT NUMBER: L26-14
SDE PROJECT NUMBER: 25-039
SHEET NAME: DETAIL SHEET 6
SHEET: C7.5

7/23/2026 9:08 AM C:\USERS\JONATI\STSWISECIVIL.COM\SITEWISE CIVIL - DOCUMENTS\PROJECTS\25-039 - SPRINGDALE, AR - KINCO OFFICE\DWG\3 DD\DATED\25-539 DETAIL SHEETS.DWG

Return to Agenda



SITE DATA

PARCEL	AREA (S.F.)	AREA (ACRES)
PARENT TRACT: PARCEL 815-21077-000	21,964	0.50
PARENT TRACT: PARCEL 815-21078-000	21,995	0.51
NET AREA: GROSS - R/W (RE-PLATTED TO LOT 2A)	63,959	1.01
ZONING	C-2	
FRONT SETBACK	50'	
REAR SETBACK	25'	
SIDE SETBACK	0'	
OFFICE PARKING: 1 SPACE PER 300 SF (9,600SF) = 32 SPACES	(32) TOTAL SPACES REQUIRED (33) 9'X19' STALLS PROVIDED (2) ADA STALLS PROVIDED (2 REQUIRED) (35) TOTAL STALL PROVIDED	
	AREA REQUIRED	AREA PROVIDED
TOTAL GREENSPACE		79,916 SF (53.62%)
LOT COVERAGE		69,152 S.F (46.38%)
GROSS INTERIOR PARKING AREA	N/A	14,811 S.F.
INTERIOR PARKING GREENSPACE	1,185 S.F. (8.00%) MIN.	1,288 S.F. (8.70%)

PLAN SCALE (IN FEET)
0 20' 40'
1" = 20'

GENERAL SITE NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATION OF THE BUILDING AND BUILDING UTILITY ENTRANCES.
2. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
3. CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
4. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
5. ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADII ARE R3' UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS. FOR SITE UTILITIES, SEE UTILITY PLAN(S).
7. ALL SITE SIGNAGE SHALL REQUIRE SEPARATE CITY OF SPRINGDALE PERMIT.

PROPOSED LEGEND

- CURB AND GUTTER
- STREET CENTER LINE
- EASEMENT
- TCE — TEMPORARY CONSTRUCTION EASEMENT
- FENCE
- PAINTED / THERMOPLASTIC STRIPING
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- BUILDING CONTROL POINT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- ELECTRICAL TRANSFORMER

SITEWISE — CIVIL ENGINEERING —

PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

NUMBER	DESCRIPTION	DATE

LARGE SCALE DEVELOPMENT
KINCO OFFICE EXPANSION
3803 KELLEY AVE
SPRINGDALE, AR

SCALE	DATE
1" = 20'	06/25/26
CITY PROJECT NUMBER	L26-14
SITE PROJECT NUMBER	25-039
SHEET NAME	LANDSCAPE AREA EXHBT
SHEET	EXHBT I

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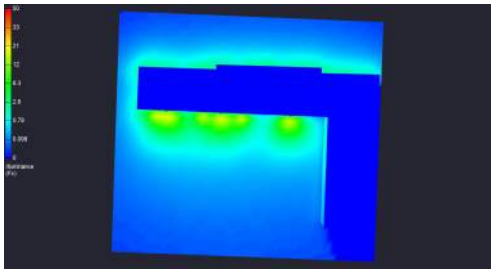
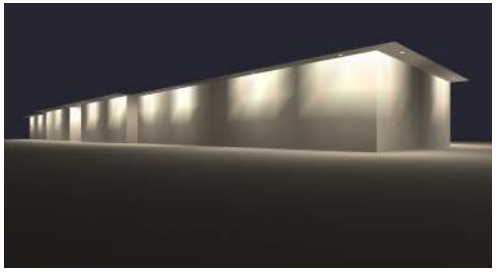
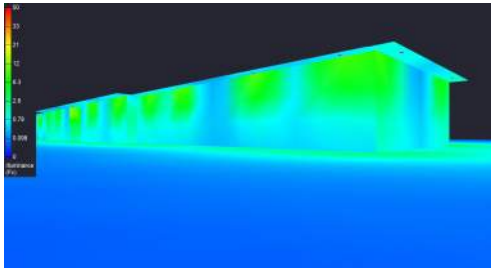






Luminaire Schedule
Scenario: Drive Aisles and Parking Areas

Symbol	Qty	Arrangement	Label	Description	Watts	Lumens	Voltage	Manufacturer	LLF
	15	Single	C	RDDF6-MCT5	9.72702	1039	120~277	WESTGATE	0.900
	3	Single	W1	LSWX-5-30W-50K-PC	29.69	3412	120~277	WESTGATE	0.900
	3	Single	G	WMX-MD-20-80W	75.101	10315	120~277	WESTGATE	0.900

Calculation Summary
Scenario: Drive Aisles and Parking Areas

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Aisles and Parking Areas	Illuminance	Fc	0.59	9.6	0.0	N.A.	N.A.
ObtrusiveLight_1_Ill_Seg1	Obtrusive - Ill	Fc	0.28	0.4	0.1	2.80	4.00
ObtrusiveLight_1_Ill_Seg2	Obtrusive - Ill	Fc	0.08	0.3	0.0	N.A.	N.A.
ObtrusiveLight_1_Ill_Seg3	Obtrusive - Ill	Fc	0.13	0.2	0.1	1.30	2.00
ObtrusiveLight_1_Ill_Seg4	Obtrusive - Ill	Fc	0.23	0.6	0.1	2.30	6.00
Sidewalk 1	Illuminance	Fc	10.19	24.4	0.6	16.98	40.67
Sidewalk 2	Illuminance	Fc	2.49	3.9	1.4	1.78	2.79
ADA Parking	Illuminance	Fc	0.25	0.3	0.2	1.25	1.50

LPD Area Summary
Scenario: Drive Aisles and Parking Areas

Label	Area	Total Watts	LPD
Area LPD	45073	460.2783	0.010

Expanded Luminaire Location Summary
Scenario: Drive Aisles and Parking Areas

LumNo	Label	MH	Orient
1	G	10	270
2	G	10	270
3	G	10	270
4	W1	7	270
5	W1	7	270
6	W1	7	270
7	C	12	90
8	C	12	180
9	C	12	90
10	C	12	90
11	C	12	90

Expanded Luminaire Location Summary
Scenario: Drive Aisles and Parking Areas

LumNo	Label	MH	Orient
12	C	12	90
13	C	12	90
14	C	12	90
15	C	12	90
16	C	12	90
17	C	12	180
18	C	12	180
19	C	12	180
20	C	12	180
21	C	12	180

PHOTOMETRIC NOTES:

1. This photometric report adheres to industry-recommended practices, utilizing IES/ANSI photometric data supplied by the product manufacturer.
2. Lighting fixture options outlined in this report are projections of product output and may differ from on-site performance due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and or undefined parameters.
3. Input data used to generate the attached calculations such as room dimensions, reflectance and architectural elements, may significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
4. Reflectance is set to Recommended values of 80-50-20, unless otherwise required.
5. Luminaire Schedule provides a summary of selected lighting fixture types.
6. Luminaire Location Summary details the specified luminaire locations, luminaire Channels, listing groups as single entities with the insertion point indicated as the location. The Z-axis is adjusted to 'Mounting Height', labeled as MH
7. Furnishings, HVAC, stairs, slopes, some structural elements, and or other obstructions can be omitted in these calculation results.
8. Calculation Summary outlines the metrics for calculation points. These points are positioned at work plane PER IES definition.

WESTGATE
Westgate MFG inc
2462 E 28th St
Vernon, CA 90058
www.westgatemfg.com

Drawn by: Rosander
Checked by: Westgate
Date:5/18/2026
25530 Kinco Office Expansion V2.AGI

REVISIONS

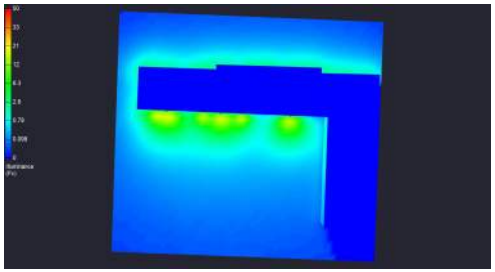
#	Date	Comments:

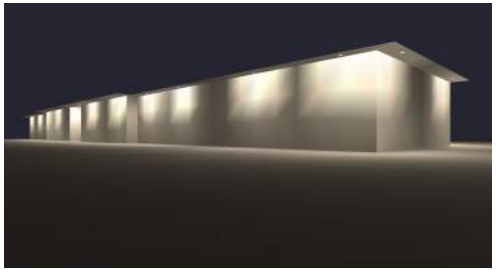
PROJECT TITLE:
25530 Kinco Office Expansion - Exterior Lighting

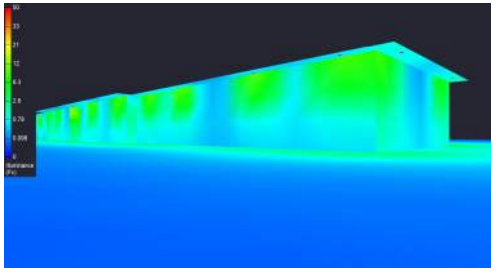
SHEET | 1
Date:5/18/2026

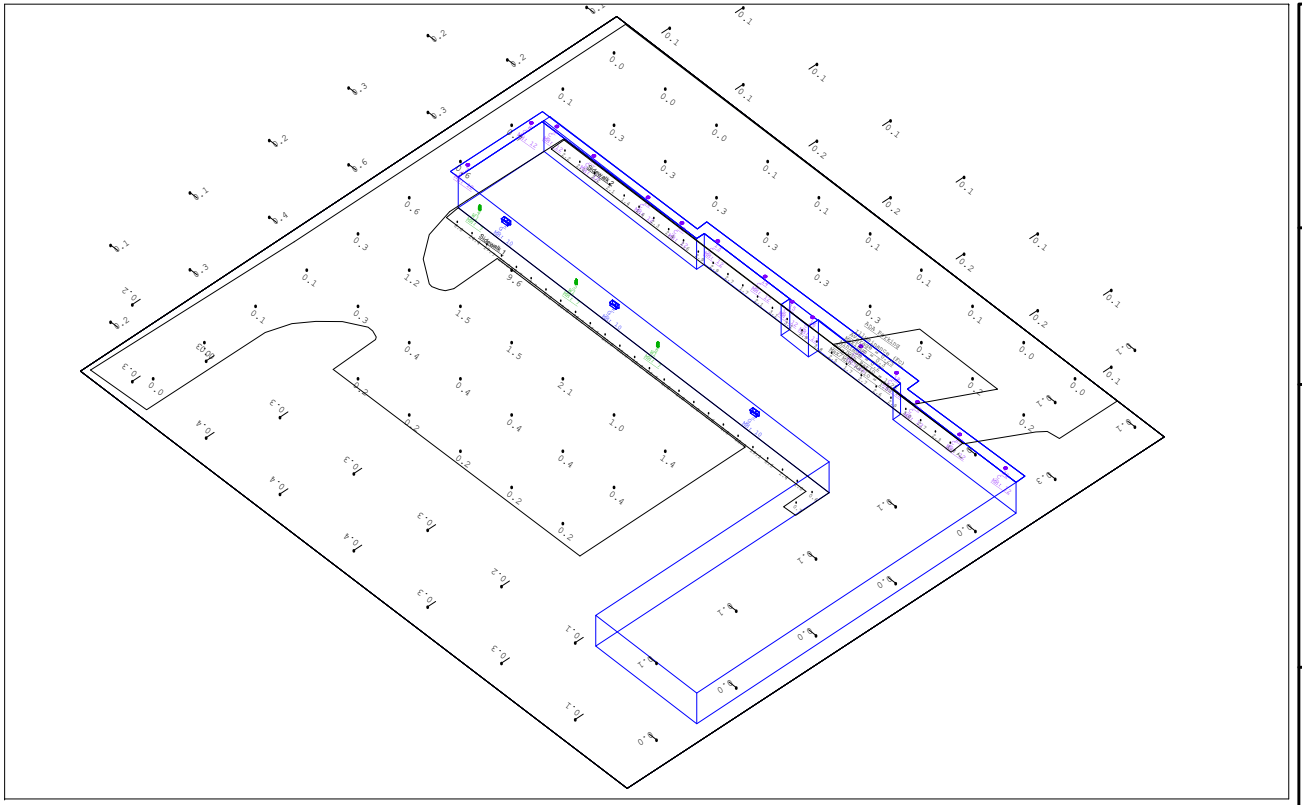
Return to Agenda

-IMAGES-









Luminaire Schedule
Scenario: Drive Aisles and Parking Areas

Symbol	Qty	Arrangement	Label	Description	Watts	Lumens	Voltage	Manufacturer	LLF
	15	Single	C	RDDF6-MCT5	9.72702	1039	120-277	WESTGATE	0.900
	3	Single	W1	LSWX-5-30W-50K-PC	29.69	3412	120-277	WESTGATE	0.900
	3	Single	G	WMX-MD-20-80W	75.101	10315	120-277	WESTGATE	0.900

Calculation Summary
Scenario: Drive Aisles and Parking Areas

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Aisles and Parking Areas	Illuminance	Fc	0.59	9.6	0.0	N.A.	N.A.
ObtrusiveLight_1 Ill Seg1	Obtrusive - Ill	Fc	0.28	0.4	0.1	2.80	4.00
ObtrusiveLight_1 Ill Seg2	Obtrusive - Ill	Fc	0.08	0.3	0.0	N.A.	N.A.
ObtrusiveLight_1 Ill Seg3	Obtrusive - Ill	Fc	0.13	0.2	0.1	1.30	2.00
ObtrusiveLight_1 Ill Seg4	Obtrusive - Ill	Fc	0.23	0.6	0.1	2.30	6.00
Sidewalk 1	Illuminance	Fc	10.19	24.4	0.6	16.98	40.67
Sidewalk 2	Illuminance	Fc	2.49	3.9	1.4	1.78	2.79
ADA Parking	Illuminance	Fc	0.25	0.3	0.2	1.25	1.50

LPD Area Summary
Scenario: Drive Aisles and Parking Areas

Label	Area	Total Watts	LPD
Area LPD	45073	460.2783	0.010

Expanded Luminaire Location Summary
Scenario: Drive Aisles and Parking Areas

LumNo	Label	MH	Orient
1	G	10	270
2	G	10	270
3	G	10	270
4	W1	7	270
5	W1	7	270
6	W1	7	270
7	C	12	90
8	C	12	180
9	C	12	90
10	C	12	90
11	C	12	90

Expanded Luminaire Location Summary
Scenario: Drive Aisles and Parking Areas

LumNo	Label	MH	Orient
12	C	12	90
13	C	12	90
14	C	12	90
15	C	12	90
16	C	12	90
17	C	12	180
18	C	12	180
19	C	12	180
20	C	12	180
21	C	12	180

PHOTOMETRIC NOTES:

1. This photometric report adheres to industry-recommended practices, utilizing IES/ANSI photometric data supplied by the product manufacturer.
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8. Calculation Summary outlines the metrics for calculation points. These points are positioned at work plane PER IES definition.

WESTGATE
Westgate MFG inc
2462 E 28th St
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www.westgatemfg.com

	Drawn by:	Rosander
	Checked by:	Westgate
	Date:	5/18/2026

25530 Kinco Office Expansion V2.AGI

REVISIONS

#	Date	Comments:

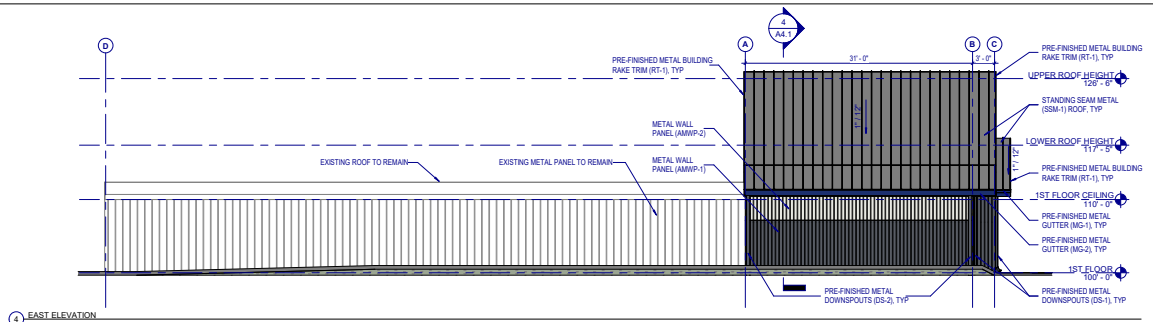
PROJECT TITLE:
25530 Kinco Office Expansion - Exterior Lighting

SHEET 1 2
Date:5/18/2026

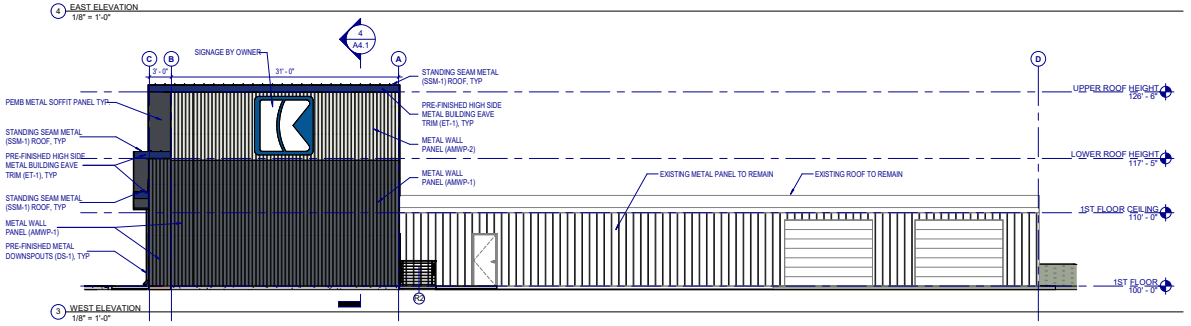
D:\Local Revit Files\(25-058) Kinco Office Expansion_Central_jbcox.rvt
6/16/2026 3:44:21 AM
© 2026 CORE ARCHITECTS, INC. ALL RIGHTS RESERVED

BUILDING ELEVATION LEGEND

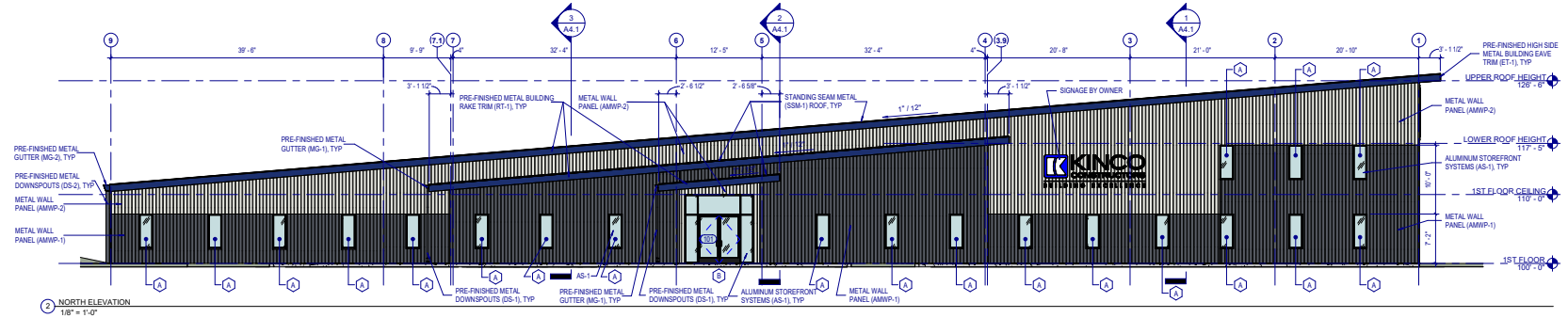
AS-1:	(ALUMINUM STOREFRONT SYSTEM)	
MNFR:	KAWNEER	
STYLE:	451T	
COLOR:	BLACK ANODIZED	
GLAZING:	SOLARGRAY + SOLARBAN 60	
AMWP-1:	(ARCHITECTURAL METAL WALL PANEL)	
MNFR:	MCELROY METAL	
STYLE:	MEGA-RIB	
COLOR:	CHARCOAL	
AMWP-2:	(ARCHITECTURAL METAL WALL PANEL)	
MNFR:	MCELROY METAL	
STYLE:	MEGA-RIB	
COLOR:	BONE WHITE	
MWP-1:	(METAL WALL PANEL)	
MNFR:	MCELROY METAL	
STYLE:	R PANEL	
COLOR:	TO MATCH EXISTING METAL PANEL (BONE WHITE)	
HMD-1:	(HOLLOW METAL DOOR)	
MNFR:	TBD	
STYLE:	FLUSH	
COLOR:	PAINT TO MATCH ADJACENT SIDING	



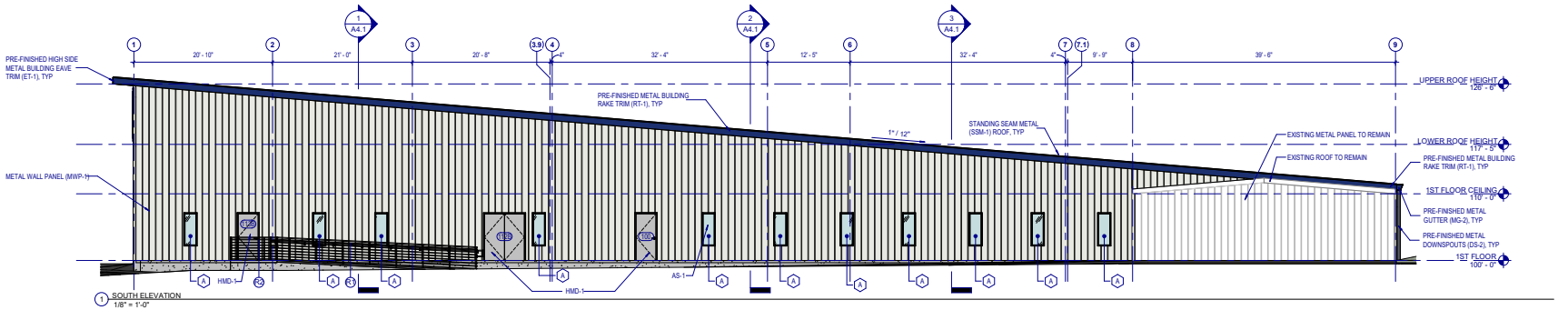
4 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

ARCHITECT OF RECORD:

REVISION		
NO.	ISSUE	DATE

CONSULTANT:

KINCO OFFICE EXPANSION

3803 KELLY AVE
SPRINGDALE, AR 72762

DRAWN BY: JMB
CHECKED BY: DG

PROJECT #: 25-058

DATE: 06.15.2026

DRAWING: **A3.1**
EXTERIOR BUILDING ELEVATION(S)

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 07/15/2026 Permit No.: 260259

Applicant / Owner

Applicant Name:	SiteWise Civil Engineering	Owner Name:	Kinco Properties, LLC
Address:	127 W. Sunbridge Dr.	Address:	3803 Kelley Ave.
City, State, Zip:	Fayetteville	City, State, Zip:	Springdale, AR 72762
Phone:	4796213762	Phone:	479-751-8606
Email:	nstreett@sitewisecivil.com	Email:	treimer@kinco.net
Contact:	Applicant		

Project

Project Location:	3803 Kelley Ave.	Multiple Buildings:	☐
Parcel Numbers:	815-21077-000& 815-21077-000	Outdoor Storage:	☑
		Facades/Exterior:	☐
Current Zone:	C-2	Detail Features:	☐
Rezone Required:	N/A	Roofs:	☐
Total Acreage:	+/-1.0	Materials/Colors:	☐
Entrances:	☐	Entryways:	☐
Parking Lot:	☐	Landscaping:	☑
Structure Back:	☐	Screening:	☑
Pedestrian Flow:	☐	Lighting:	☐
Central Features:	☐		

Variance Request: Please refer to the attached variance request letter.

Difficulty/Hardship: Please refer to the attached variance request letter.

Variance Effect: Please refer to the attached variance request letter.

Harmony:

I do hereby certify that the information contained herein is true and correct.

Nathan Streett	07/15/2026
Name	Date

SITEWISE
— CIVIL ENGINEERING —

L26-14 - Kinco Office Expansion
Variance Request Letter

Springdale Planning Commission
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: L26-14 Variance Requests

On behalf of the property owner, we respectfully request approval of the following variances:

1. A variance from Article 7, Section 8.3 of the Springdale Zoning Ordinance to allow a gravel-surfaced storage area in lieu of paved or chip sealed pavement for a portion of the proposed development.

   Reason: The proposed gravel area is located entirely behind the proposed building and will be utilized exclusively for the storage of construction trailers and heavy construction equipment associated with the business. The area is not intended for customer parking, employee parking, or general vehicular circulation. All required public parking spaces, drive aisles, and customer access areas will be constructed with paved surfaces in accordance with City requirements.

   Article 7, Section 8.3 generally requires storage areas to be paved or chip sealed. However, the ordinance recognizes that heavy construction equipment can damage paved surfaces and specifically permits gravel equipment yards within Industrial zoning districts when certain operational standards are met. This request seeks to apply the same practical consideration to this development, even though the property is not located within an Industrial zoning district.

2. A variance from Section 3.10 – Screening of Commercial Businesses of the Springdale Zoning Ordinance to permit a 6-foot-tall opaque screening fence in lieu of the required 8-foot-tall opaque wall surrounding the outdoor storage area.

   Reason: The proposed storage yard will be enclosed by a secure fence with controlled access provided through a **20-foot-wide automatic sliding gate**. The reduction in fence height is requested due to the significant structural and operational limitations associated with constructing an eight-foot-tall automated gate of this width.

   Constructing the gate at the required eight-foot height would substantially increase the weight, wind loading, and structural demands of the gate assembly. The additional

weight would exceed the practical operating capacity of the proposed automatic gate operator and would require a much larger and more robust gate system, resulting in increased maintenance requirements and reduced long-term reliability. A six-foot-tall gate provides a durable and dependable solution while maintaining safe and efficient access for construction vehicles and equipment.

3. A variance from Chapter 130, Article 7 – Entrance and Exit Drives, Section 11(g) of the Springdale Zoning Ordinance to permit approximately 134 feet of separation between the proposed entrance and exit driveways, where 150 feet is required.

   Reason: The proposed development utilizes a one-way internal circulation pattern to improve traffic flow, reduce vehicle conflicts, and safely accommodate vehicular access. The site has approximately 219.85 feet of frontage along the public street, making it impractical to achieve the required 150-foot driveway separation while also providing driveways of adequate width, required corner radii, landscape areas, and compliance with other City design standards.

4. A variance from the Springdale Commercial Design Standards, Section 6 – Central Features and Community Spaces, to waive the requirement to provide an area for a future public transportation stop as part of the proposed development.

   Reason: The Commercial Design Standards encourage developments to accommodate future transit opportunities by reserving space for a public transportation stop when appropriate. Due to the physical limitations of this site, however, there is insufficient room within the property boundaries or the adjacent public right-of-way to construct or reserve an area for a future transit stop without adversely affecting required parking, internal circulation, landscaping, and other site improvements.

5. A variance from Chapter 56 – Landscaping of the Springdale Code of Ordinances to waive the requirement for a 10-foot-wide frontage landscape buffer containing one shade tree and seven shrubs per 25 linear feet of street frontage.

   Reason: The existing building was constructed approximately 49.65 feet south of the public right-of-way, leaving limited space between the building and the street frontage. To redevelop the site and provide code-required parking, ADA access, and safe vehicular circulation, the area between the building and the public right-of-way is fully occupied by a front entrance sidewalk, angled parking spaces, and the associated drive aisle. As a result, there is no remaining space to accommodate the required 10-foot-wide landscape buffer without eliminating required parking or creating unsafe circulation conditions.

6. A variance from Chapter 56 – Landscaping of the Springdale Code of Ordinances to modify the required perimeter landscaping along the side property lines.

Reason: Chapter 56 requires a minimum five-foot-wide landscaped strip along side property lines with one tree per 25 linear feet. Due to the existing site configuration and the close proximity of adjacent commercial buildings to the property lines, the Applicant is unable to fully comply with these requirements.

The proposed redevelopment provides a 3-foot-wide landscaped buffer along the west property line and a 6-foot-wide landscaped buffer along the east side of the building. While landscape areas are provided wherever practical, shade trees cannot reasonably be installed within these narrow side yards because of the limited available planting area and the proximity of existing commercial structures. Planting large canopy trees in these confined areas would create conflicts with adjacent buildings, reduce long-term tree health, and increase the potential for damage to structures and maintenance issues.

To offset this limitation, the project provides a 10-foot-wide landscaped rear yard buffer containing the required trees, thereby accomplishing the ordinance's intent of enhancing the site's appearance, increasing landscape coverage, and providing visual screening.

7. A variance from Springdale Commercial Design Standards, Section E.5 – Fencing and Walls, to allow the continued use of a 6-foot-tall chain link fence in lieu of the required decorative fence treatment and to waive the requirement that continuous fences be interrupted at intervals not exceeding 50 feet.

   Reason: The proposed redevelopment includes a fenced storage yard located behind the principal building. The fence will be aligned with the front building façade along the west side of the site to effectively screen the rear parking and outdoor storage area from public view while maintaining secure access through a controlled gate.

   The property is currently enclosed with an existing 6-foot chain link fence, which has historically served the site's commercial operations. The Applicant proposes to retain and extend this fence type to provide a consistent, durable, and functional enclosure for the construction equipment and trailer storage yard.

8. A variance from Article 4, Section 3.4 of the Springdale Zoning Ordinance to allow a 47-foot front building setback where a 50-foot setback is required when parking is located between the public right-of-way and the principal building.

   Reason: The proposed building is designed to comply with the City's Commercial Design Standards by incorporating façade projections, architectural offsets, and enhanced building articulation along the front elevation. These architectural elements create visual interest, reduce the appearance of a long, flat façade, and contribute to the pedestrian-oriented character encouraged by the Commercial Design Standards. As a

result, the façade projections extend approximately 3 feet into the required front setback, resulting in a minimum setback of 47 feet. The principal wall of the building generally maintains the required setback, with only the decorative façade elements projecting into the setback area.

The requested variances represent a reasonable accommodation based on the unique operational needs of the proposed office expansion and the constraints of the existing property boundary. Granting these requests will not alter the character of the surrounding area, impair adjacent properties, or diminish the City's development standards.

Thank you for your consideration of this request.
Sincerely,

Nathan Streett, PLA
SiteWise Civil Engineering
127 W. Sunbridge Dr.
Fayetteville, AR 72703
nstreett@sitewisecivil.com

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 07/15/2026 Permit No.: 260261

Applicant / Owner

Applicant Name:	SiteWise Civil Engineering	Owner Name:	Kinco Properties, LLC
Address:	127 W. Sunbridge Dr.	Address:	3803 Kelley Ave.
City, State, Zip:	Fayetteville, AR 72703	City, State, Zip:	Springdale, AR 72762
Phone:	479-621-3762	Phone:	479-751-8606
Email:	nstreett@sitewisecivil.com	Email:	treimer@kinco.net
Contact:	Applicant		

Project

Project Location:	3803 Kelley Ave.	Multiple Buildings:	☐
Parcel Numbers:	815-21077-000 & 815-21077-000	Outdoor Storage:	☐
		Facades/Exterior:	☐
Current Zone:	C-2	Detail Features:	☐
Rezone Required:	N/A	Roofs:	☐
Total Acreage:	1.0	Materials/Colors:	☐
Entrances:	☐	Entryways:	☐
Parking Lot:	☐	Landscaping:	☐
Structure Back:	☐	Screening:	☐
Pedestrian Flow:	☐	Lighting:	☐
Central Features:	☐		

Variance Request: Encroachment into the 20' Rear Setback with an existing metal canopy.

Difficulty/Hardship: Refer to the attached variance request letter.

Variance Effect: Refer to the attached variance request letter.

Harmony:

I do hereby certify that the information contained herein is true and correct.

Nathan Streett	07/15/2026
Name	Date

SITEWISE
— CIVIL ENGINEERING —

L26-14 - Kinco Office Expansion
Variance Request Letter

Springdale Planning Commission
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: L26-14 Variance Request: 20’ Rear Setback

The Applicant respectfully requests approval of a variance from **Article 4, Section 3.4** of the Springdale Zoning Ordinance to allow the existing metal canopy located at the southeast corner of the existing building to remain within the required **20-foot rear building setback**.

The canopy is an existing structure that has historically been used in conjunction with the commercial operations on the property for the covered storage of construction equipment, trailers, and materials. As part of the proposed redevelopment, the Applicant is not proposing to expand, enlarge, or relocate the canopy, but simply requests that the existing structure be permitted to remain in its current location.

The requested variance is justified for the following reasons:

- The canopy is an existing improvement that has served the property for many years and is integral to the contractor's operations by providing covered storage for equipment and materials.
- The Applicant is not increasing the degree of the setback encroachment or expanding the footprint of the existing structure.
- Removal or relocation of the canopy would create an unnecessary financial burden while providing little or no corresponding public benefit.
- The canopy is located at the rear of the property, where it has zero visibility from the public street and does not negatively impact the character of the surrounding area.
- Allowing the existing canopy to remain will not adversely affect adjacent properties, traffic operations, drainage, utilities, or public safety.
- The variance facilitates the continued productive use and redevelopment of an existing commercial property while recognizing the practical limitations associated with modifying an established site.

The Applicant believes this request represents the minimum variance necessary to accommodate an existing site improvement that supports the property's long-standing commercial use. Granting the variance will not alter the intensity of development or conflict with the intent of the rear setback requirement, as the canopy will remain an accessory structure serving the principal building without creating adverse impacts on neighboring properties.

Thank you for your consideration of this request.
Sincerely,

Nathan Streett, PLA
SiteWise Civil Engineering
127 W. Sunbridge Dr.
Fayetteville, AR 72703
nstreett@sitewisecivil.com

Realty Title & Closing Services LLC

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 26-92957W

Property Owners

Subject Property:
Current Owner: Kinco Properties LLC
Parcel Number: 815-21077-000
Property Address: 3803 Kelly Ave
Mailing Address: 12600 Lawson Rd, Little Rock, AR 72210

Current Owner: Kinco Properties LLC
Parcel Number: 815-21078-000
Property Address: 3805 Kelly Ave
Mailing Address: 12600 Lawson Rd, Little Rock, AR 72210

Adjoining Property Owners:
Current Owner: Mathias Shopping Centers, Inc.
Parcel Number: 815-21064-000
Property Address:
Mailing Address: P.O. Box 6485, Springdale, AR 72766-6485

Current Owner: Ballesteros Investments LLC
Parcel Number: 815-21065-000
Property Address: 3806 Kelly Ave
Mailing Address: 5014 Har-Ber Ave, Springdale, AR 72762

Current Owner: Springdale School District No. 50, Washington County, Akansas
Parcel Number: 815-21066-000
Property Address: 3804 Kelly Ave
Mailing Address: P.O. Box 8, Springdale, AR 72762

Current Owner: Pinwheel Properties LLC
Parcel Number: 815-21076-000
Property Address: 3801 Kelly Ave
Mailing Address: P.O. Box 1383, Fayetteville, AR 72702

Current Owner: Albayyari Ventures LLC and the Mohammed K. Bayyari Revocable Living Trust u/t/d October 27, 2014
Parcel Number: 815-21079-000
Property Address: 3901 Kelley Ave
Mailing Address: P.O. Box 6250, Springdale, AR 72766

Current Owner: Tony R. Latham and Carla J. Latham, husband and wife
Parcel Number: 815-21084-000
Property Address: 3900 Elliott Ave
Mailing Address: 3900 Elliott Ave, Springdale, AR 72762

Current Owner: Intech Equipment & Suppy, L.L.C.
Parcel Number: 815-21085-000
Property Address: 3804 Elliott Ave
Mailing Address: 3804 Elliott Ave, Springdale, AR 72762

Current Owner: Leo L. Anderson, Jr. and Nancy R. Anderson, Trustees of the Anderson Revocable Trust U/T/D August 24, 1994
Parcel Number: 815-21086-000
Property Address: 3802 Elliott Ave
Mailing Address: 3131 Clifty Hwy, Hindsville, AR 72738-9168

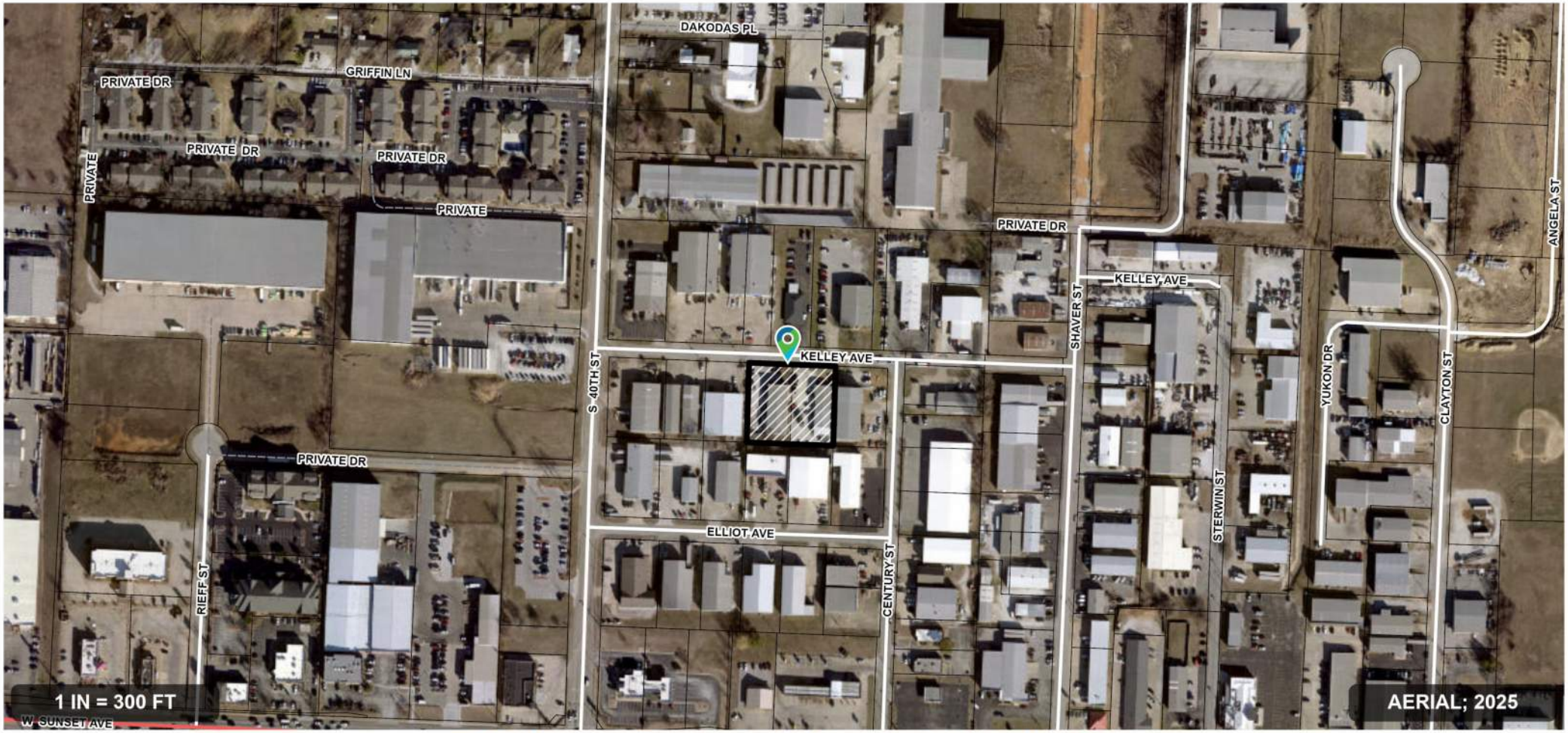
Current Owner: Cecil F. Whittle and Ina M. Whittle, Trustees of the Cecil & Ina Whittle Revocable Trust u/t/a dated January 8, 2007
Parcel Number: 815-21087-000
Property Address:3800 Elliott Ave
Mailing Address: 15405 W HWY 68, Springdale, AR 72762

This list is compiled mainly from the Washington County Assessor's Office and is further certified through June 22, 2026.

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset
Springdale, AR 72762
479-582-9383 fax 479-582-2925

Anissa Maria Ellison

By: _____
Authorized Signatory
Anissa Maria Ellison
Title Agent License No. 20607452



PROJECT AREA

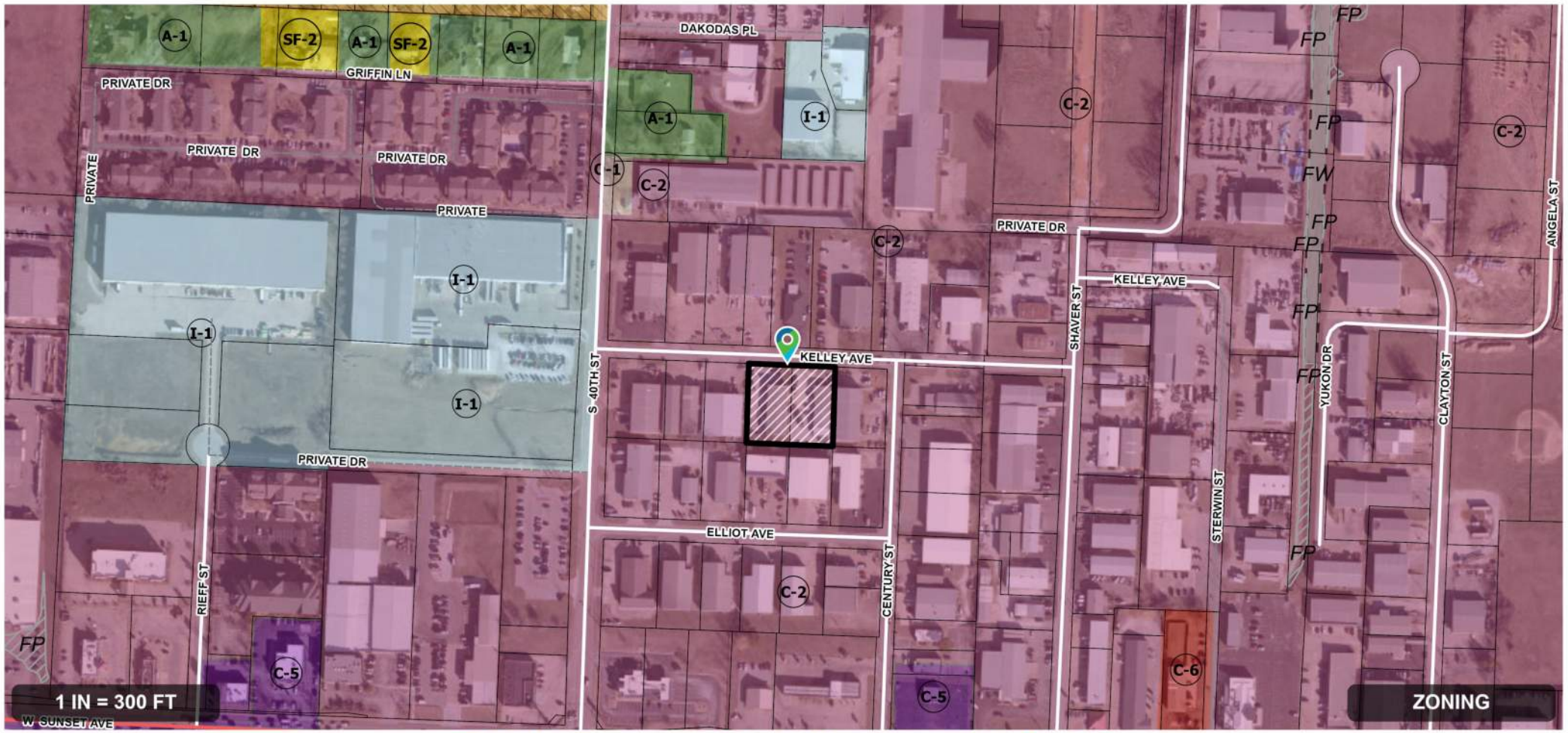
PUBLIC NOTICE

RP26-10: Commerce Subdivision, Lots 2 & 3, Block 2

3803 Kelley Avenue

RP26-10: Replat of Lots 2 & 3, Block 2 | L26-14: Kinco Office, Expansion Large Scale Development
B26-84: Variance from Commercial Design Standards | B26-86: Variance from Paving Requirements, from Minimum Fence Height, & for Reduction of Front & Back Setbacks

N



PROJECT AREA

PUBLIC NOTICE

RP26-10: Commerce Subdivision, Lots 2 & 3, Block 2

3803 Kelley Avenue

RP26-10: Replat of Lots 2 & 3, Block 2 | L26-14: Kinco Office, Expansion Large Scale Development
B26-84: Variance from Commercial Design Standards | B26-86: Variance from Paving Requirements, from Minimum Fence Height, & for Reduction of Front & Back Setbacks

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: RP26-11 Replat Henson Heights, Lot 12

Replat proposed for a 3-acre property located at 4305 Turner Street, Lot 12 of Henson Heights, a platted subdivision filed in 1961. This plat proposes 9 new single-family lots between .25 and .35 acres.

PLANNING COMMENTS

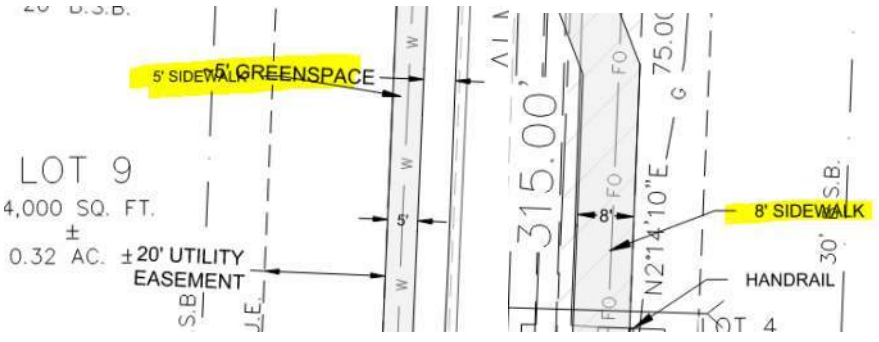
Reviewed by Jenny Neel
Date Reviewed: 07.30.26

STANDARD COMMENTS:

1. *This Replat has been given the number RP26-11. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
4. *All comments from the utility companies and other city departments must be addressed prior to approval. (Standard comment)*

PROJECT SPECIFIC COMMENTS:

5. Add the building setback line to the legend on Sheet C2.1.
6. Show the 65-foot right-of-way width for Turner Street and identify the right-of-way dedicated per this plat
7. Revise the driveways to provide a minimum width of 15 feet.
8. Some portions of E. Henson Avenue and Alma Street show landscaped strips that are less than the required 6 feet in width. Revise the plans to meet the minimum width requirement.
9. Revise the plans for legibility. Do not place labels or text over existing information in a manner that obscures or makes it difficult to read.



BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

PROJECT: RP26-11 Henson Heights Lot 12
REVIEW DATE: 7/27/2026

STANDARD COMMENTS
(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

1. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)

    - Residential driveways should be minimum 15’ wide per standard detail
    - For lot 1 and 4, how many parking spaces does the shared driveway provide?

SPRINGDALE™
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Plat Application

Date: 06/25/2026 Permit No.: 260226

Applicant / Owner

Applicant Name:	Jason Appel	Owner Name:	Cornerstone Baptist Church
Address:	797 N Salem Rd Ste 140	Address:	PO Box 528
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	Bentonville, AR 72712
Phone:	[Applicant Phone Number]	Phone:	NA
Email:	[redacted]	Email:	NA
Application Contact:	Applicant		

Property

Job Address:	4305 S Turner St, Springdale, AR	Rezone Required:	NA
		Total Acreage:	2.86
Parcel No(s).:	815-22654-000		
Current Zoning:	SF-2		

Project

Representative:	Jason Appel	Project Type:	Replat
E-mail:	[redacted]		
Address:	797 N Salem Rd Ste 140 Fayetteville AR 72704		
Phone:	479-841-5397		

APPLICANT & REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Jason Appel	06/25/2026
Name	Date

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PRELIMINARY RE-PLAT

TRACT 12 - HENSON HEGIHTS SUBDIVISION

S TURNER ST AND E HENSON AVE

WASHINGTON COUNTY

REVISION 1
JUNE, 2026
FOR REVIEW
RP26-11

CONTACT LIST:

CITY OF SPRINGDALE PLANNING
CONTACT: SHARON TROMBURG, DIRECTOR
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8550
EMAIL: stromburg@springdaleAR.gov

SPRINGDALE WATER UTILITIES
CONTACT: RICK PULVIRENTI
CHIEF OPERATING OFFICER/DIRECTOR OF ENGINEERING
526 OAK AVENUE
SPRINGDALE, AR 72764
PHONE: (479) 751-5751
FAX:(479) 750-4039
EMAIL: rpulvirenti@springdalewater.com

ENGINEERING
CONTACT : BEN PETERS, P.E.
DIRECTOR
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 756-7716
EMAIL: bpeters@springdaleAR.gov

CONTACT : KATIE HOLLINGSHEAD, P.E.
SENIOR PROJECT MANAGER
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8105
khollingshead@springdaleAR.gov

PUBLIC WORKS (STREET)
CONTACT: JAMES SMITH
DIRECTOR
269 EAST RANDALL WOBBE LANE
SPRINGDALE, AR 72764
PHONE: (479) 750-8135
EMAIL: jsmith@springdaleAR.gov

CIVIL ENGINEER:
A4CIVIL
CONTACT: JASON APPEL, P.E.
797 N SALEM ROAD STE 140
FAYETTEVILLE, AR 72704
PHONE: (479) 841-5397
EMAIL: jappel@a4civil.com

LAND SURVEYOR:
OWN
CONTACT: NIKOLAY NEDKOV
5311 W. VILLAGE PARKWAY
ROGERS, ARKANSAS 72756
PHONE: (479) 286-8181

SPRINGDALE FIRE DEPARTMENT
CONTACT: STEVE GOSS, FIRE MARSHAL
417 HOLCOMB STREET
SPRINGDALE, AR 72765
PHONE: (479) 751-8191
FAX: (479) 750-8191

ELECTRIC : CARROLL ELECTRIC
DEREK THURMAN
PO BOX 329
BENTONVILLE, AR 72712
PHONE: 479-273-2421
EMAIL: DTHURMAN@CARROLLECC.COM

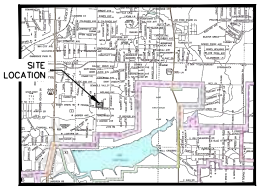
STATE OF ARKANSAS
ARKANSAS DEPARTMENT OF HEALTH
CONTACT: MR. CRAIG CORDER, P.E.
DIVISION OF ENGINEERING
4815 W. MARKHAM
LITTLE ROCK, AR 72205-3867
PHONE: (501) 661-2000

GAS UTILITY: BLACK HILLS ENERGY
CONTACT: AARON BURKS
UTILITY CONSTRUCTION PLANNER
655 E. MILLSAP DRIVE
FAYETTEVILLE, AR 72703
PHONE : 479.601.8387
EMAIL: AARON.BURKS@BLACKHILLSCORP.COM

CABLE: COX COMMUNICATION
CONTACT: RANDY BUTLER
4901 S. 48TH ST
SPRINGDALE, AR 72762
PHONE: (479) 717-3738
FAX:(479) 872-0174

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF FORTY EIGHT (48) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES, INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS, WHERE APPLICABLE.



VICINITY MAP
NOT TO SCALE

A4CIVIL, OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED NOVEMBER 17, 2025 WITH APPROVED REVISIONS DATED NOVEMBER 17, 2025 AND SEALED DECEMBER 8, 2025.

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED."

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0070G
REVISED DATE: JANUARY 25, 2024

ARKANSAS COUNTY MAP
N.T.S.

SHEET INDEX

1.	C1.0	-	COVER SHEET
2.	1 OF 2	-	REPLAT
3.	2 OF 2	-	REPLAT
4.	1 OF 1	-	TOPOGRAPHIC & BOUNDARY SURVEY
5.	C2.0	-	DEMO PLAN
6.	C2.1	-	SITE PLAN
7.	C3.0	-	GRADING PLAN
8.	C3.1	-	STORM WATER POLLUTION PREVENTION PLAN
9.	C3.2	-	STORM PLAN & PROFILE
10.	C4.0	-	UTILITY PLAN
11.	C5.0	-	LANDSCAPE PLAN
12.	C6.0	-	TYPICAL DETAILS
13.	C6.1	-	SWPPP DETAILS
14.	C6.2	-	UTILITY TYPICAL DETAILS

PLANS PREPARED BY:

A4CIVIL

PLAN SET FOR REVIEW ONLY-NOT FOR CONSTRUCTION

THOMAS JASON APPEL
ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 13828

NO	DATE	BY	CKD	DESCRIPTION
1	7/23/26	PBS	TJA	REVISED PER CITY COMMENTS

A4CIVIL
ARKANSAS

REPLAT OF TRACT 12 - HENSON HEIGHTS SUBDIVISION
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

COVER

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DATE	DRAWN
7-23-2026	NG
DESIGNED	CHECKED
NG	TJA

FOR REVIEW

PROJECT NO.
261040

SHEET
C1.0

PLOT DATE/TIME: Thursday, July 23, 2026 4:08:54 PM FILE: P:\2026\RP-Turner Street Re-Plat-Springdale AR\Drawings\261040-COVER.dwg

Return to Agenda

REPLAT

OF TRACT 12, HENSON HEIGHTS SUBDIVISION, CITY OF SPRINGDALE CREATING LOTS 1 TO 9 OF TRACT 12, HENSON HEIGHTS SUBDIVISION, CITY OF SPRINGDALE

LOT 1 SURVEY DESCRIPTION

A PART OF TRACT NO. 12 OF HENSON HEIGHTS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE, RECORDED AS PLAT BK. 1, PG. 58 AND PLAT BK. 4, PG. 258, IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CHISELED "X" AT THE NORTHWEST CORNER OF SAID TRACT NO. 12; THENCE ALONG THE EAST RIGHT-OF-WAY OF SOUTH TURNER ST., S02°24'18"W 105.26 FEET TO A FOUND CHISELED "X"; THENCE DEPARTING SAID EAST RIGHT OF WAY, S87°33'48"E 10.10 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759 FOR THE POINT OF BEGINNING;

THENCE S87°33'48"E 187.50 FEET; THENCE S02°26'12"W 75.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N87°33'48"W 187.24 FEET TO AFORESAID EAST RIGHT-OF-WAY OF SOUTH TURNER ST.; THENCE ALONG SAID EAST RIGHT OF WAY, N02°14'10"E 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14,053 SQUARE FEET OR 0.32 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

LOT 2 SURVEY DESCRIPTION

A PART OF TRACT NO. 12 OF HENSON HEIGHTS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE, RECORDED AS PLAT BK. 1, PG. 58 AND PLAT BK. 4, PG. 258, IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CHISELED "X" AT THE NORTHWEST CORNER OF SAID TRACT NO. 12; THENCE S87°31'22"E 395.19 FEET TO A FOUND 1/2-INCH REBAR ON THE WEST RIGHT OF WAY OF ALMA ST.; THENCE ALONG SAID WEST RIGHT OF WAY, S02°25'54"W 104.98 FEET TO A FOUND 1/2-INCH REBAR AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY, S02°25'54"W 75.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE DEPARTING SAID WEST RIGHT OF WAY, N87°33'48"W 197.55 FEET TO SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N02°26'12"E 75.00 FEET; THENCE S87°33'48"E 197.55 FEET TO THE POINT OF BEGINNING, CONTAINING 14,816 SQUARE FEET OR 0.34 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT

LOT 3 SURVEY DESCRIPTION

A PART OF TRACT NO. 12 OF HENSON HEIGHTS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE, RECORDED AS PLAT BK. 1, PG. 58 AND PLAT BK. 4, PG. 258, IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CHISELED "X" AT THE NORTHWEST CORNER OF SAID TRACT NO. 12; THENCE S87°31'22"E 395.19 FEET TO A FOUND 1/2-INCH REBAR ON THE WEST RIGHT OF WAY OF ALMA ST.; THENCE ALONG SAID WEST RIGHT OF WAY, S02°25'54"W 179.98 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY, S02°25'54"W 75.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE DEPARTING SAID WEST RIGHT OF WAY, N87°33'48"W 197.56 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N02°26'12"E 75.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE S87°33'48"E 197.55 FEET TO THE POINT OF BEGINNING, CONTAINING 14,817 SQUARE FEET OR 0.34 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

LOT 4 SURVEY DESCRIPTION

A PART OF TRACT NO. 12 OF HENSON HEIGHTS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE, RECORDED AS PLAT BK. 1, PG. 58 AND PLAT BK. 4, PG. 258, IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE S87°33'48"E 187.24 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE S02°26'12"W 75.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N87°33'48"W 186.98 FEET TO AFORESAID EAST RIGHT-OF-WAY OF SOUTH TURNER ST.; THENCE ALONG SAID EAST RIGHT OF WAY, N02°14'10"E 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14,033 SQUARE FEET OR 0.32 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

LOT 5 SURVEY DESCRIPTION

A PART OF TRACT NO. 12 OF HENSON HEIGHTS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE, RECORDED AS PLAT BK. 1, PG. 58 AND PLAT BK. 4, PG. 258, IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CHISELED "X" AT THE NORTHWEST CORNER OF SAID TRACT NO. 12; THENCE ALONG THE EAST RIGHT-OF-WAY OF SOUTH TURNER ST., S02°24'18"W 105.26 FEET TO A FOUND CHISELED "X"; THENCE DEPARTING SAID EAST RIGHT OF WAY, S87°33'48"E 10.10 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759; THENCE S01°14'10"W 150.00 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759 FOR THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST RIGHT OF WAY, S87°33'48"E 89.55 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE S02°26'12"W 164.92 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 ON THE NORTH RIGHT OF WAY OF E. HENSON AVE.; THENCE ALONG SAID NORTH RIGHT OF WAY N87°36'31"W 88.97 FEET TO AFORESAID EAST RIGHT-OF-WAY OF SOUTH TURNER ST.; THENCE ALONG SAID EAST RIGHT OF WAY, N02°14'10"E 164.99 FEET TO THE POINT OF BEGINNING, CONTAINING 14,724 SQUARE FEET OR 0.34 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

LOT 6 SURVEY DESCRIPTION

A PART OF TRACT NO. 12 OF HENSON HEIGHTS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE, RECORDED AS PLAT BK. 1, PG. 58 AND PLAT BK. 4, PG. 258, IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CHISELED "X" AT THE NORTHWEST CORNER OF SAID TRACT NO. 12; THENCE ALONG THE EAST RIGHT-OF-WAY OF SOUTH TURNER ST., S02°24'18"W 420.26 FEET TO THE NORTH RIGHT OF WAY OF E. HENSON AVE.; THENCE ALONG SAID NORTH RIGHT OF WAY, S87°36'31"E 100.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH RIGHT OF WAY, N02°26'12"E 164.92 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE S87°33'48"E 70.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE S02°26'12"W 164.87 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 ON AFORESAID NORTH RIGHT OF WAY OF E. HENSON AVE.; THENCE ALONG SAID NORTH RIGHT OF WAY, N87°36'31"W 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11,543 SQUARE FEET OR 0.27 ACRES, MORE OR LESS SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

LOT 7 SURVEY DESCRIPTION

A PART OF TRACT NO. 12 OF HENSON HEIGHTS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE, RECORDED AS PLAT BK. 1, PG. 58 AND PLAT BK. 4, PG. 258, IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CHISELED "X" AT THE NORTHWEST CORNER OF SAID TRACT NO. 12; THENCE ALONG THE EAST RIGHT-OF-WAY OF SOUTH TURNER ST., S02°24'18"W 420.26 FEET TO THE NORTH RIGHT OF WAY OF E. HENSON AVE.; THENCE ALONG SAID NORTH RIGHT OF WAY, S87°36'31"E 170.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH RIGHT OF WAY, N02°26'12"E 164.87 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE S87°33'48"E 70.00 FEET TO A SET 5/8-REBAR WITH CAP PLS 1759; THENCE S02°26'12"W 164.81 FEET TO AFORESAID NORTH RIGHT OF WAY OF E. HENSON AVE.; THENCE ALONG SAID NORTH RIGHT OF WAY, N87°36'31"W 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.539 SQUARE FEET OR 0.26 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

LOT 8 SURVEY DESCRIPTION

A PART OF TRACT NO. 12 OF HENSON HEIGHTS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE, RECORDED AS PLAT BK. 1, PG. 58 AND PLAT BK. 4, PG. 258, IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CHISELED "X" AT THE NORTHWEST CORNER OF SAID TRACT NO. 12; THENCE ALONG THE EAST RIGHT-OF-WAY OF SOUTH TURNER ST., S02°24'18"W 420.26 FEET TO THE NORTH RIGHT OF WAY OF E. HENSON AVE.; THENCE ALONG SAID NORTH RIGHT OF WAY, S87°36'31"E 240.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH RIGHT OF WAY, N02°26'12"E 164.81 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE S87°33'48"E 70.00 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE S02°26'12"W 164.75 FEET TO AFORESAID NORTH RIGHT OF WAY OF E. HENSON AVE.; THENCE ALONG SAID NORTH RIGHT OF WAY, N87°36'31"W 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11,535 SQUARE FEET OR 0.26 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

LOT 9 SURVEY DESCRIPTION

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THENCE DEPARTING SAID NORTH RIGHT OF WAY. N02°26'12"E 164.75 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE S87°33'48"E 84.99 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 ON THE WEST RIGHT OF WAY OF ALMA ST.; THENCE ALONG SAID WEST RIGHT OF WAY, S02°25'54"W 164.69 FEET TO A FOUND 1/2-INCH REBAR ON AFORESAID NORTH RIGHT OF WAY OF E. HENSON AVE.; THENCE ALONG SAID NORTH RIGHT OF WAY, N87°36'31"W 85.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14,000 SQUARE FEET OR 0.32 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

PUBLIC RIGHT OF WAY SURVEY DESCRIPTION

A PART OF TRACT NO. 12 OF HENSON HEIGHTS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE, RECORDED AS PLAT BK. 1, PG. 58 AND PLAT BK. 4, PG. 258, IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CHISELED "X" AT THE NORTHWEST CORNER OF SAID TRACT NO. 12; THENCE ALONG THE EAST RIGHT-OF-WAY OF SOUTH TURNER ST., S02°24'18"W 105.26 FEET TO A FOUND CHISELED "X" AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST RIGHT OF WAY, THENCE S87°33'48"E 10.10 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759; THENCE S02°14'10"W 314.99 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759; THENCE N87°36'31"W 11.02 FEET; THENCE N02°24'18"E 315.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3,326 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

SUBJECT TRACT RECORD DESCRIPTION

A PART OF TRACT NO. 12 OF HENSON HEIGHTS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT 105 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT NO. 12, THENCE EAST 395 FEET, THENCE SOUTH 315 FEET, THENCE WEST 395 FEET, THENCE NORTH 315 FEET TO THE POINT OF BEGINNING, CONTAINING 3 ACRES, MORE OR LESS.

PARENT TRACT AS-SURVEYED DESCRIPTION

A PART OF TRACT NO. 12 OF HENSON HEIGHTS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE, RECORDED AS PLAT BK. 1, PG. 58 AND PLAT BK. 4, PG. 258, IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CHISELED "X" AT THE NORTHWEST CORNER OF SAID TRACT NO. 12; THENCE ALONG THE EAST RIGHT-OF-WAY OF SOUTH TURNER ST., S02°24'18"W 105.26 FEET TO A FOUND CHISELED "X" FOR THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY, S87°33'48"E 395.14 FEET TO A FOUND 1/2-INCH REBAR ON THE WEST RIGHT-OF-WAY OF ALMA ST.;

THENCE ALONG SAID WEST RIGHT-OF-WAY, S02°25'54"W 314.69 FEET TO A FOUND 1/2-INCH REBAR ON THE NORTH RIGHT-OF-WAY OF E. HENSON AVE.;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, N87°36'31"W 395.00 FEET TO THE AFORESAID EAST RIGHT-OF-WAY OF S. TURNER ST.;

THENCE ALONG SAID EAST RIGHT-OF-WAY, N02°24'18"E 315.00 FEET TO THE POINT OF BEGINNING, CONTAINING 124,385 SQUARE FEET OR 2.86 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

GENERAL NOTES

1. BASIS OF BEARINGS: GRID OF THE ARKANSAS STATE PLANE NORTH ZONE (NAD 1983)(2011) EPOCH 2010.00. ESTABLISHED BY GPS OBSERVATIONS AND PROCESSED WITH NOAA ONLINE POSITIONING USER SERVICE (OPUS).
2. BASIS OF ELEVATIONS: NORTH AMERICAN VERTICAL DATUM OF 1988 NAVD 88 (GEOID18) ESTABLISHED BY GPS OBSERVATIONS AND PROCESSED WITH NOAA ONLINE POSITIONING USER SERVICE (OPUS).
3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. THE SUBJECT TRACT IS LOCATED IN CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.
5. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
6. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
7. TITLE COMMITMENT NO 26-94398S PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND REALTY TITLE & CLOSING SERVICES, LLC, EFFECTIVE MAY 06, 2026.
8. NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.
9. FIELD VISITS: 06/02/2026 AND 06/10/2026, 06/11/2026 AND 06/29/2026.

ZONING

SF-2, LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

HEIGHT REGULATIONS: NO BUILDING HEREAFTER ERECTED OR STRUCTURALLY ALTERED SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET.

AREA REGULATIONS.

(1) LOT AREA. THERE SHALL BE A LOT AREA OF NOT LESS THAN EIGHT THOUSAND (8,000) SQUARE FEET. IN ADDITION, THERE SHALL BE A MINIMUM LOT WIDTH OF NOT LESS THAN SEVENTY (70) FEET ON A PUBLIC STREET AT THE FRONT SETBACK LINE.

(2) DENSITY. FOUR (4) UNITS PER ACRE.

(3) FRONT SETBACK. THERE SHALL BE A FRONT SETBACK HAVING A DEPTH OF NOT LESS THAN THIRTY (30) FEET. IN KEEPING WITH THE DEFINITION OF A CORNER LOT, ALL SIDES ADJACENT TO STREETS SHALL BE REQUIRED TO HAVE FRONT SETBACKS OF THIRTY (30) FEET.

(4) SIDE SETBACK. THERE SHALL BE A SIDE SETBACK ON EACH SIDE OF THE LOT HAVING A WIDTH OF NOT LESS THAN EIGHT (8) FEET.

(5) REAR SETBACK. THERE SHALL BE A REAR SETBACK HAVING A DEPTH OF NOT LESS THAN TWENTY (20) FEET.

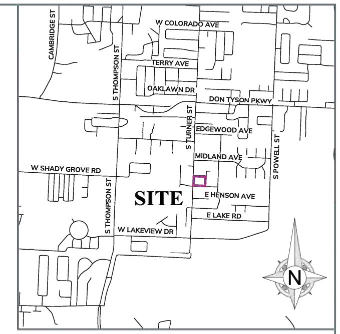
	LOT MINIMUMS		SETBACKS				
	WIDTHS	AREA	FRONT	BACK	SIDE INTERIOR	SIDE CORNER INTERIOR	SIDE CORNER EXTERIOR
ONE FAMILY	70'	8,000 SQ. FT.	30'	20'	8' / 8'	8'	30'

OWNER
NWA CUSTOM HOMES LLC
PO BOX 9387
FAYETTEVILLE, AR 72703

DEVELOPER
NWA CUSTOM HOMES LLC
PO BOX 9387
FAYETTEVILLE, AR 72703

SURVEYOR
OWN, INC.
5311 W. VILLAGE PARKWAY
ROGERS, AR 72758
(479) 286-8181

CIVIL ENGINEER
A4CIVIL, INC.
797 N SALEM RD, STE 140
FAYETTEVILLE, AR 72704
(479) 381-1066



CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED(S) HEREBY TRANSMITS THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFIES TO BE THE OWNER(S) OF THE PROPERTY DESCRIBED AND HEREBY DEDICATES ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED(S) CERTIFIES THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED(S) FURTHER CERTIFIES THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE

CITY ATTORNEY ON ______________.

THE UNDERSIGNED(S) HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE.

________________ DATE ________________________________ OWNER

STATE OF ______________________________

COUNTY OF______________________________

SUBSCRIBED AND SWORN BEFORE ME THIS _______ DAY OF _________________ 202_____.

NOTARY PUBLIC____

MY COMMISSION EXPIRES ___________________________

CERTIFICATE OF ACCEPTANCE:

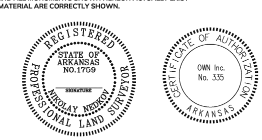
THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	______________	CITY CLERK
	______________	MAYOR
APPROVAL FOR RECORDING	______________	DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	______________	SECRETARY, PLANNING COMMISSION
	______________	CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	______________	ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	______________	DIRECTOR OF ENGINEERING

I, NIKOLAY K. NEDKOV, HEREBY CERTIFY THAT THIS SURVEY PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF PLAT OR MAP: __________

NIKOLAY K. NEDKOV
ARKANSAS
PLS NO. 1759



STATE PLAT CODE: 500-17N-30W-0-13-304-72-1759

OWN
Engineering beyond.™
5311 W. Village Parkway
Rogers, AR 72758
479.286.8181
weareown.com
FORMERLY ANDERSON ENGINEERING

ARKANSAS COA
FIRM NO. 335

CLIENT:
4IE ENGINEERING
REPLAT
OF TRACT 12
HENSON HEIGHTS SUBDIVISION
CITY OF SPRINGDALE
WASHINGTON COUNTY
STATE OF ARKANSAS

REVISIONS

NO.	DESCRIPTION	DATE
1	ADD DRAINAGE EASEMENT	06/23/26
2	ADDRESS COMMENTS	07/21/26

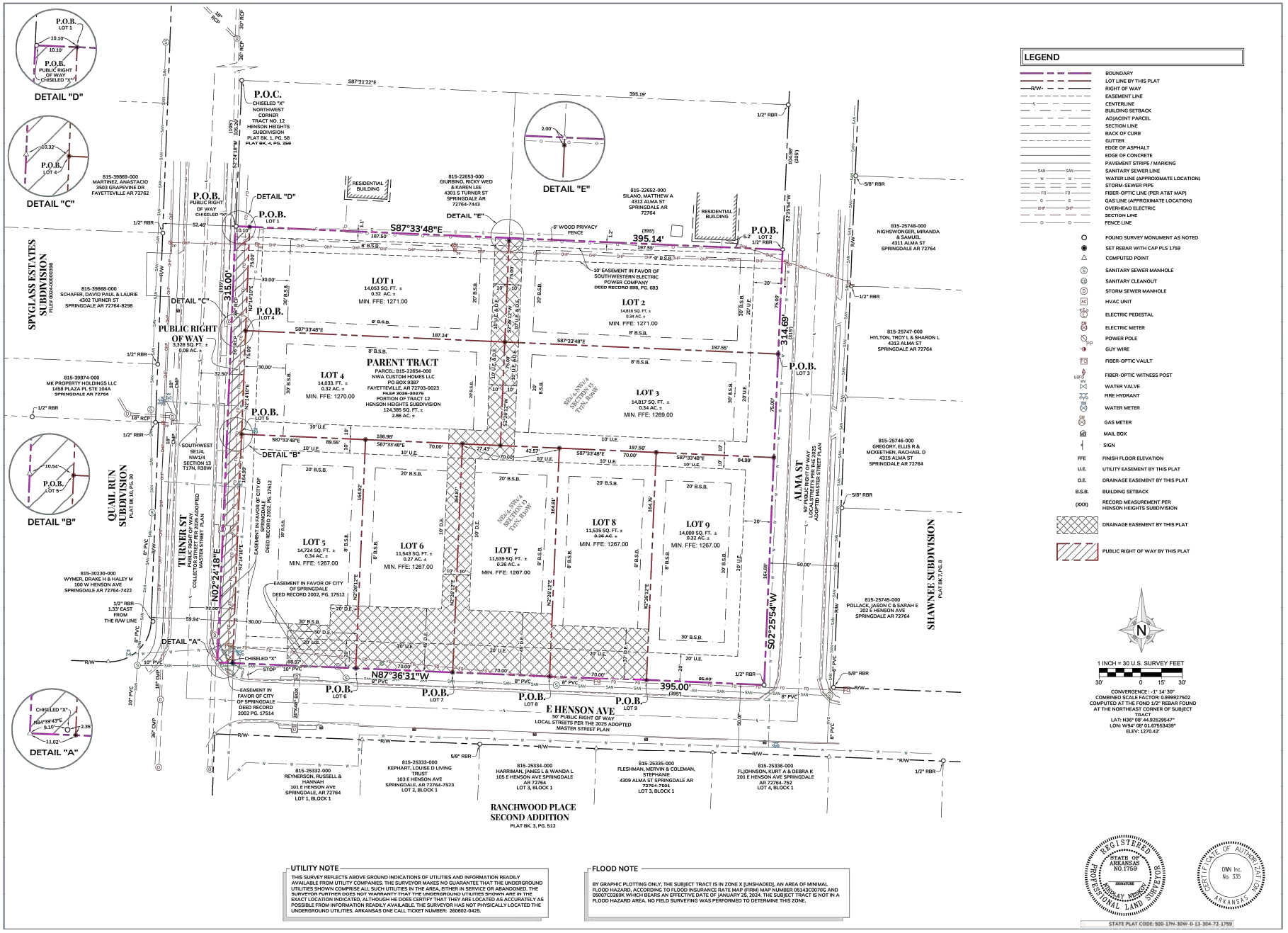
DRAWING INFORMATION
PROJECT NO: 26-20-0477
DRAWN BY: MAK
CHECK BY: NKN
ISSUED DATE: 06/29/2026

PARCEL: 815-22654-000
4305 S TURNER ST
CITY OF FAYETTEVILLE
WASHINGTON COUNTY
STATE OF ARKANSAS

ISSUED BY: NIKOLAY K. NEDKOV
LICENSE NO: AR PLS NO. 1759

CITY NUMBER
RP26-11

SHEET NUMBER
1
OF 2



LEGEND

- BOUNDARY
- LOT LINE BY THIS PLAT
- RIGHT OF WAY
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK
- ADJACENT PARCEL
- SECTION LINE
- BACK OF CURB
- GUTTER
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- PAVEMENT STRIPE / MARKING
- SANITARY SEWER LINE
- WATER LINE (APPROXIMATE LOCATION)
- STORM-SEWER PIPE
- FIBER-OPTIC LINE (PER AT&T MAP)
- GAS LINE (APPROXIMATE LOCATION)
- OVERHEAD ELECTRIC
- SECTION LINE
- FENCE LINE
- FOUND SURVEY MONUMENT AS NOTED
- SET REBAR WITH CAP PLS 1759
- COMPUTED POINT
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- STORM SEWER MANHOLE
- HVAC UNIT
- ELECTRIC PEDESTAL
- ELECTRIC METER
- POWER POLE
- GUY WIRE
- FIBER-OPTIC VAULT
- FIBER-OPTIC WITNESS POST
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- GAS METER
- MAIL BOX
- SIGN
- FFE — FINISH FLOOR ELEVATION
- U.E. — UTILITY EASEMENT BY THIS PLAT
- D.E. — DRAINAGE EASEMENT BY THIS PLAT
- B.S.B. — BUILDING SETBACK
- (XXX) — RECORD MEASUREMENT PER HENSON HEIGHTS SUBDIVISION
- DRAINAGE EASEMENT BY THIS PLAT
- PUBLIC RIGHT OF WAY BY THIS PLAT

1 INCH = 30 U.S. SURVEY FEET

30' 0 15' 30'

CONVERGENCE : -1° 14' 30"
COMBINED SCALE FACTOR: 0.9999927502
COMPUTED AT THE FOND 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF SUBJECT TRACT
LAT: N36° 08' 44.92529547"
LON: W94° 08' 01.67553439"
ELEV: 1270.42'

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ARKANSAS ONE CALL TICKET NUMBER: 260602-0425.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT IS IN ZONE X (UNSHADED), AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 05143C0270G AND 05007C0269K WHICH BEARS AN EFFECTIVE DATE OF JANUARY 25, 2024. THE SUBJECT TRACT IS NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO.1759 — NIKOLAY K. NEDKOV — SIGNATURE

CERTIFICATE OF AUTHORIZATION — OWN Inc. No. 335 — STATE OF ARKANSAS

STATE PLAT CODE: 500-17N-30W-0-13-304-72-1759

OWN
Engineering beyond.
5311 W. Village Parkway
Rogers, AR 72758
479.286.8181
weareown.com
FORMERLY ANDERSON ENGINEERING
ARKANSAS COA
FIRM NO. 335

CLIENT:
4IE ENGINEERING

REPLAT
OF TRACT 12
HENSON HEIGHTS
SUBDIVISION

CITY OF SPRINGDALE
WASHINGTON COUNTY
STATE OF ARKANSAS

REVISIONS

NO.	DESCRIPTION	DATE
1	ADD DRAINAGE EASEMENT	06/23/26
2	ADDRESS COMMENTS	07/21/26

DRAWING INFORMATION

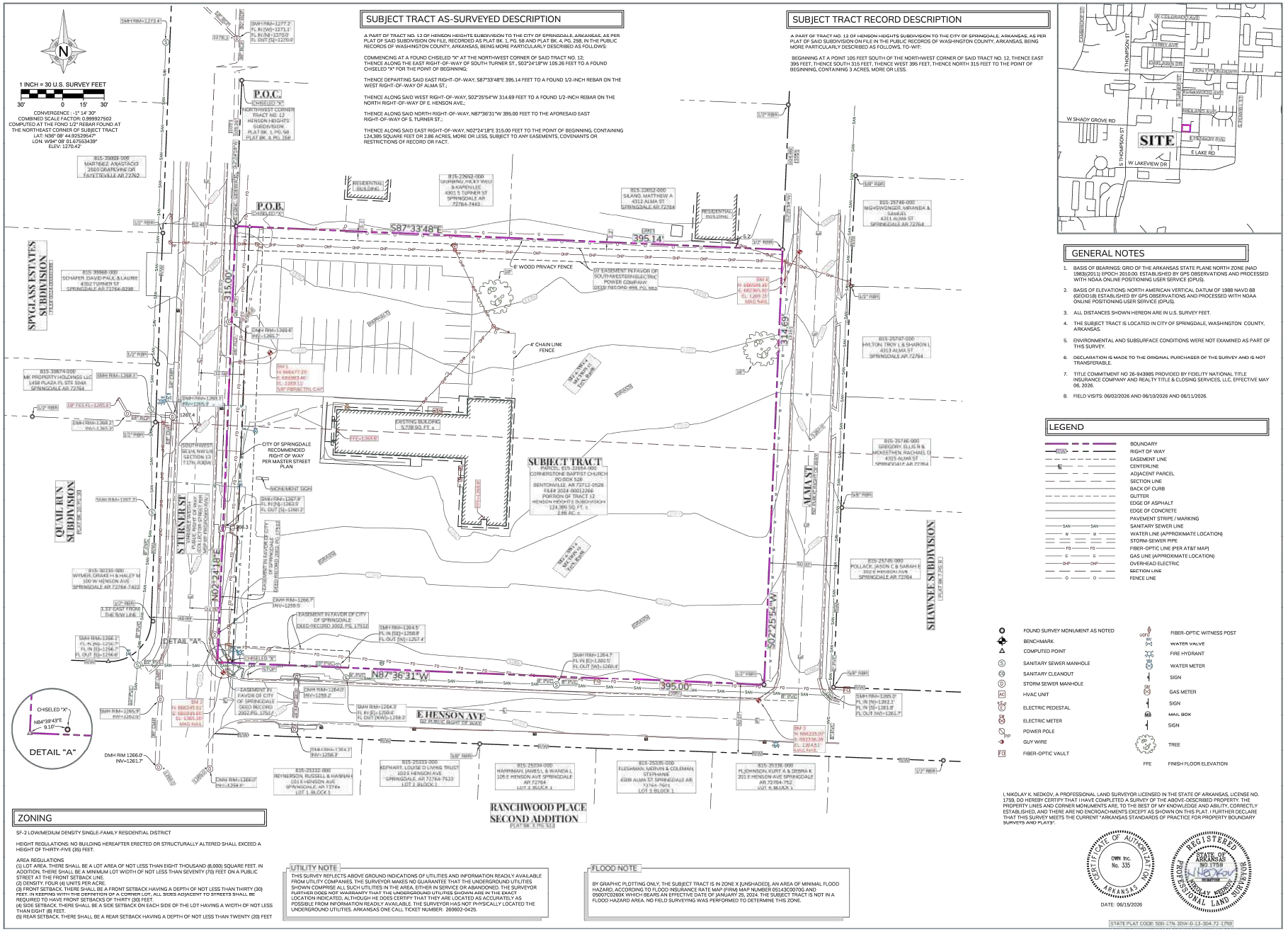
PROJECT NO: 26-20-0477
DRAWN BY: MAK
CHECK BY: NKN
ISSUED DATE: 07/21/2026

PARCEL: 815-22654-000
4305 S TURNER ST
CITY OF FAYETTEVILLE
WASHINGTON COUNTY
STATE OF ARKANSAS

ISSUED BY: NIKOLAY K. NEDKOV
LICENSE NO: AR PLS NO. 1759

CITY NUMBER
RP26-11

SHEET NUMBER
2
OF 2



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FORMERLY ANDERSON ENGINEERING
ARKANSAS COA
FIRM NO. 335

CLIENT:
4IE ENGINEERING

BOUNDARY TOPOGRAPHIC SURVEY

CITY OF SPRINGDALE
WASHINGTON COUNTY
STATE OF ARKANSAS

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

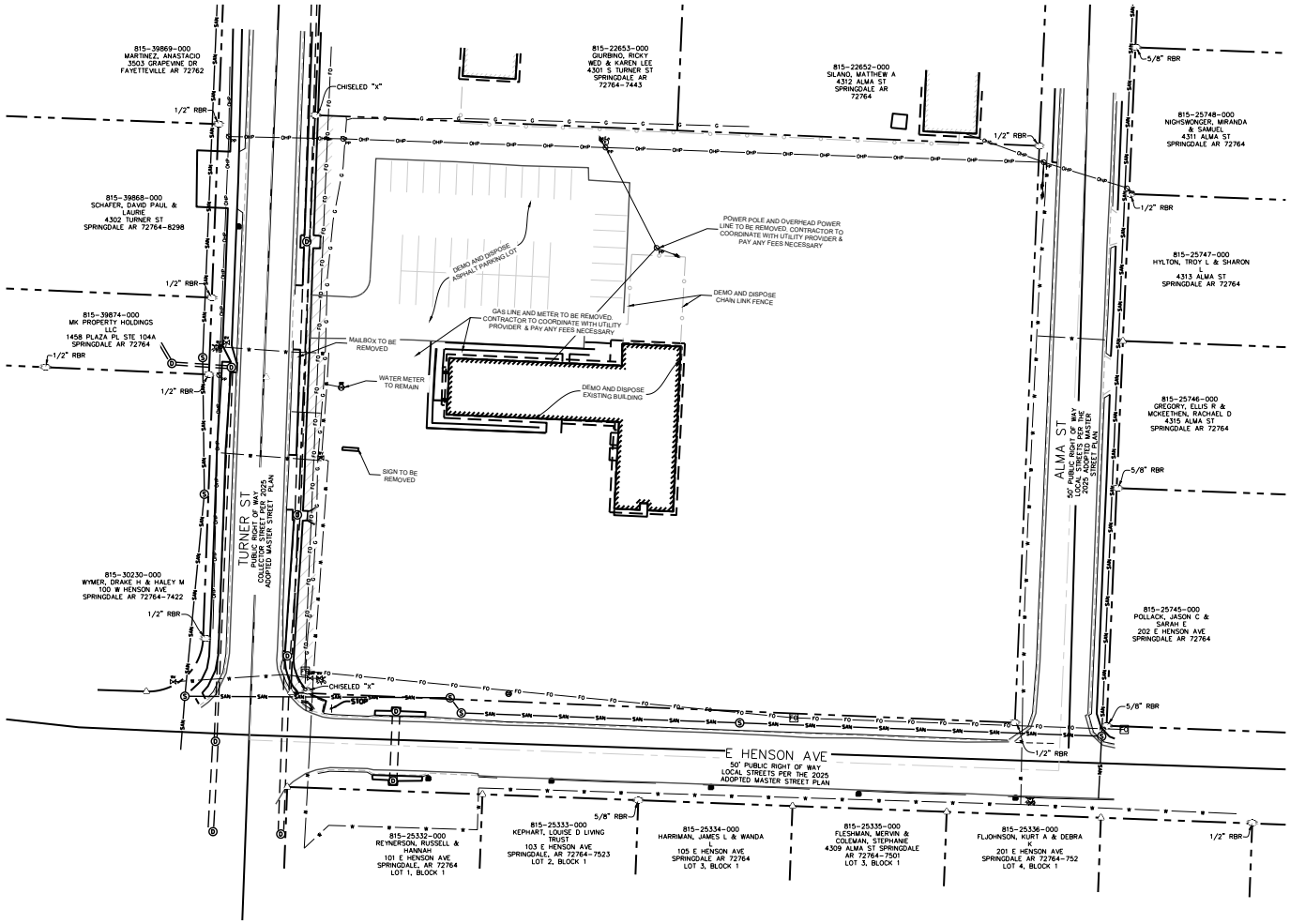
PROJECT NO: 26-20-0477
DRAWN BY: MAK
CHECK BY: NKN
ISSUED DATE: 06/15/2026

BOUNDARY TOPOGRAPHIC SURVEY

PARCEL: 815-22654-000
4305 S TURNER ST
CITY OF FAYETTEVILLE
WASHINGTON COUNTY
STATE OF ARKANSAS

ISSUED BY: NIKOLAY K. NEDKOV
LICENSE NO: AR PLS NO. 1759

SHEET NUMBER
1
OF 1



VICINITY MAP
NOT TO SCALE

N

GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FEET

NO	DATE	BY	CKD	DESCRIPTION

A4CIVIL
ARKANSAS

REPLAT OF TRACT 12 - HENSON HEIGHTS SUBDIVISION
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

DEMOLITION PLAN

DATE:_____

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DATE	DRAWN
7-23-2026	NG
DESIGNED	CHECKED
NG	TJA

FOR REVIEW

PROJECT NO.
261040

SHEET
C2.0

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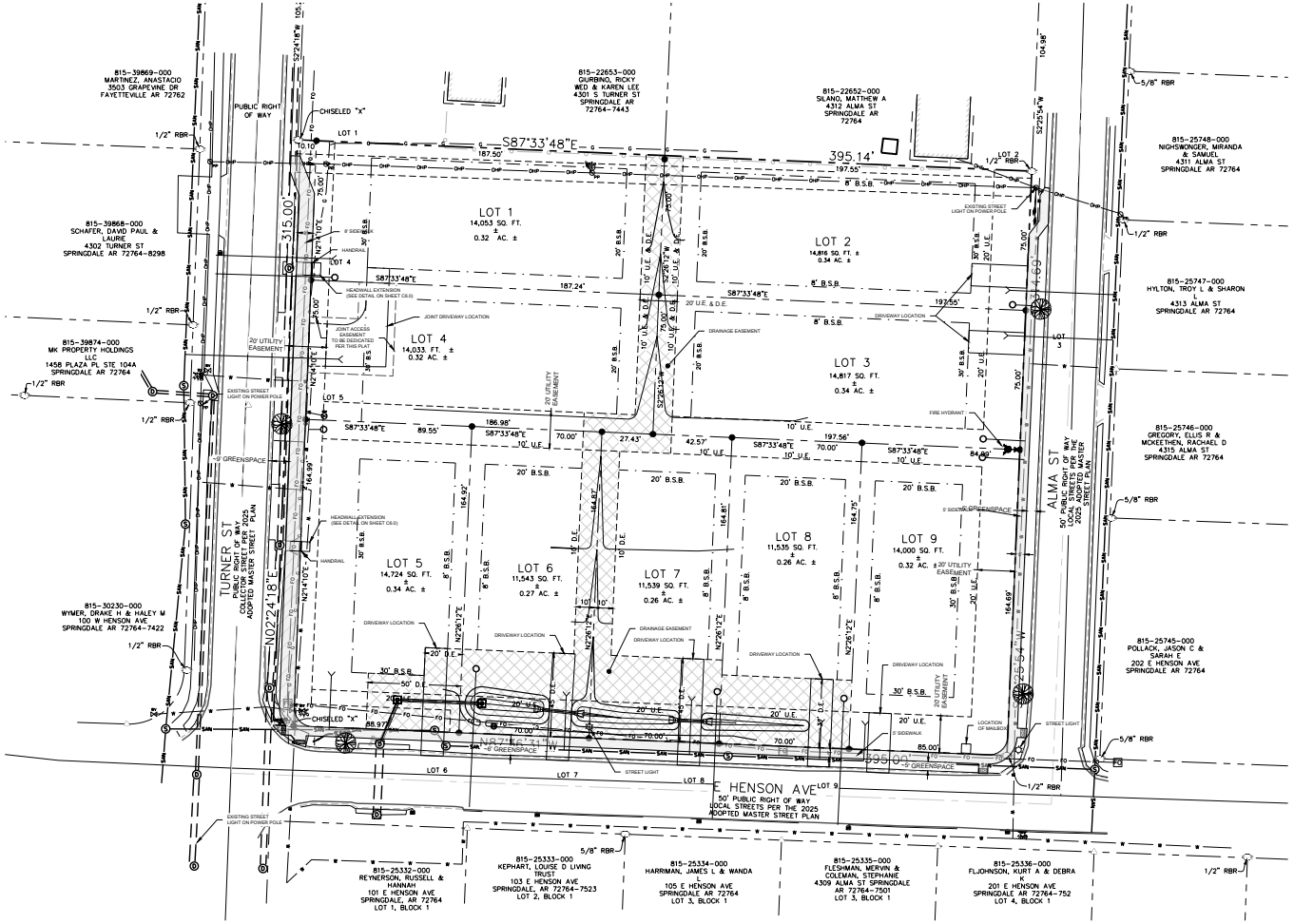
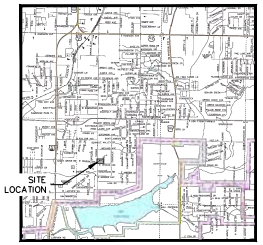
PLOT DATE/TIME: Thursday, July 23, 2026 4:19:55 PM FILE: P:\261040-Turner Street Re-Pave\Springdale AR\Drawings\261040 DEMO.dwg

Return to Agenda



GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FEET



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING	PROPOSED
IRON PIN/PIPE FOUND	IRON PIN SET
BENCHMARK	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
CURB AND GUTTER	
SIGN	
LIGHT POLE (SINGLE)	
FIREHYDRANT ASSEMBLY	
STOP BAR	STOP
MANHOLE	
WATER METER	
ELECTRIC/TELEPHONE PEDESTAL	
LIGHT DUTY ASPHALT PAVEMENT	
MEDIUM DUTY ASPHALT PAVEMENT	
HEAVY DUTY CONCRETE PAVING	
CONCRETE SIDEWALK	
FIRE LANE STRIPING	

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED

STREET TREES (1 TREE PER 250' REQUIRED – 4 SHOWN)

KEY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	QNTY.
DW	Cornus florida	Flowering Dogwood	B&B	2" CAL.	4

PARENT TRACT SURVEY DESCRIPTION (P.N. 815-22654-000):

A PART OF TRACT NO. 12 OF HENSON HEIGHTS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE, RECORDED AS PLAT BK. 1, PG. 58 AND PLAT BK. 4, PG. 258, IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CHISELED "X" AT THE NORTHWEST CORNER OF SAID TRACT NO. 12; THENCE ALONG THE EAST RIGHT-OF-WAY OF SOUTH TURNER ST., S02°24'18"W 105.26 FEET TO A FOUND CHISELED "X" FOR THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY, S87°33'48"E 395.14 FEET TO A FOUND 1/2-INCH REBAR ON THE WEST RIGHT-OF-WAY OF ALMA ST.;

THENCE ALONG SAID WEST RIGHT-OF-WAY, S02°25'54"W 314.69 FEET TO A FOUND 1/2-INCH REBAR ON THE NORTH RIGHT-OF-WAY OF E. HENSON AVE.;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, N87°36'31"W 395.00 FEET TO THE AFORESAID EAST RIGHT-OF-WAY OF S. TURNER ST.;

THENCE ALONG SAID EAST RIGHT-OF-WAY, N02°24'18"E 315.00 FEET TO THE POINT OF BEGINNING, CONTAINING 124,385 SQUARE FEET OR 2.86 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05007C0260K
REVISED DATE: JANUARY 25, 2024

BUILDING SETBACKS FOR LOTS 5,6,7, AND 8 ARE SUBJECT TO THE LIMITS OF THE DRAINAGE EASEMENT.

BUILDING SETBACKS FOR LOTS 1 AND 2 ARE SUBJECT TO THE LIMITS OF THE EASEMENT DESCRIBED IN DEED RECORD 898, PG. 683.

NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.

ZONING AND SETBACK INFORMATION:

A PORTION OF THIS PROPERTY IS CURRENTLY ZONED SF-2 (LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT).

BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
SIDE: 8 FEET
BACK: 20 FEET

GENERAL ROW PERMITTING NOTES:

- WORK IN CITY ROW ASSOCIATED WITH A DEVELOPMENT PLAN SHALL RECEIVE A ROW PERMIT FROM THE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- A PERFORMANCE BOND MUST BE PROVIDED FOR ANY WORK IN CITY ROW INCLUDING STREET OR CURB CUTS, UTILITY BORES, ASPHALT AND CONCRETE WORK, STORM DRAINAGE INSTALLATION OR ALTERATION, ETC. A COST ESTIMATE FOR THIS WORK SHALL BE REVIEWED AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF ANY ROW PERMITS.
- A MAINTENANCE BOND FOR ALL ROW WORK SHALL BE PROVIDED TO ENGINEERING AT THE END OF THE PROJECT PRIOR TO CERTIFICATE OF OCCUPANCY.
- ANY SIDEWALK OR STREET CLOSURES REQUIRE A WORK ZONE PERMIT FROM THE ENGINEERING DEPARTMENT.
- A TRAFFIC MANAGEMENT PLAN AND DATES OF CLOSURE MUST BE SUBMITTED TO ENGINEERING PRIOR TO ISSUANCE OF WORK ZONE PERMIT.

OWNER/DEVELOPER:
CORNERSTONE BAPTIST CHURCH
PO BOX 528
BENTONVILLE, AR 72712

PROPERTY ADDRESS:
CORNERSTONE BAPTIST CHURCH
4305 S TURNER ST
BENTONVILLE, AR 72712

NO	DATE	BY	CKD	DESCRIPTION

A4CIVIL
ARKANSAS

REPLAT OF TRACT 12 - HENSON HEIGHTS SUBDIVISION
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SITE PLAN

DATE:_____

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DATE	DRAWN
7-23-2026	NG
DESIGNED	CHECKED
NG	TJA

FOR REVIEW

PROJECT NO.
261040

SHEET
C2.1

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PLOT DATE/TIME: Thursday, July 23, 2026 4:18:59 PM FILE: P:\2026\40-Turner Street Re-Plat\Springdale AR\Drawings\261040 SITE PLAN.dwg

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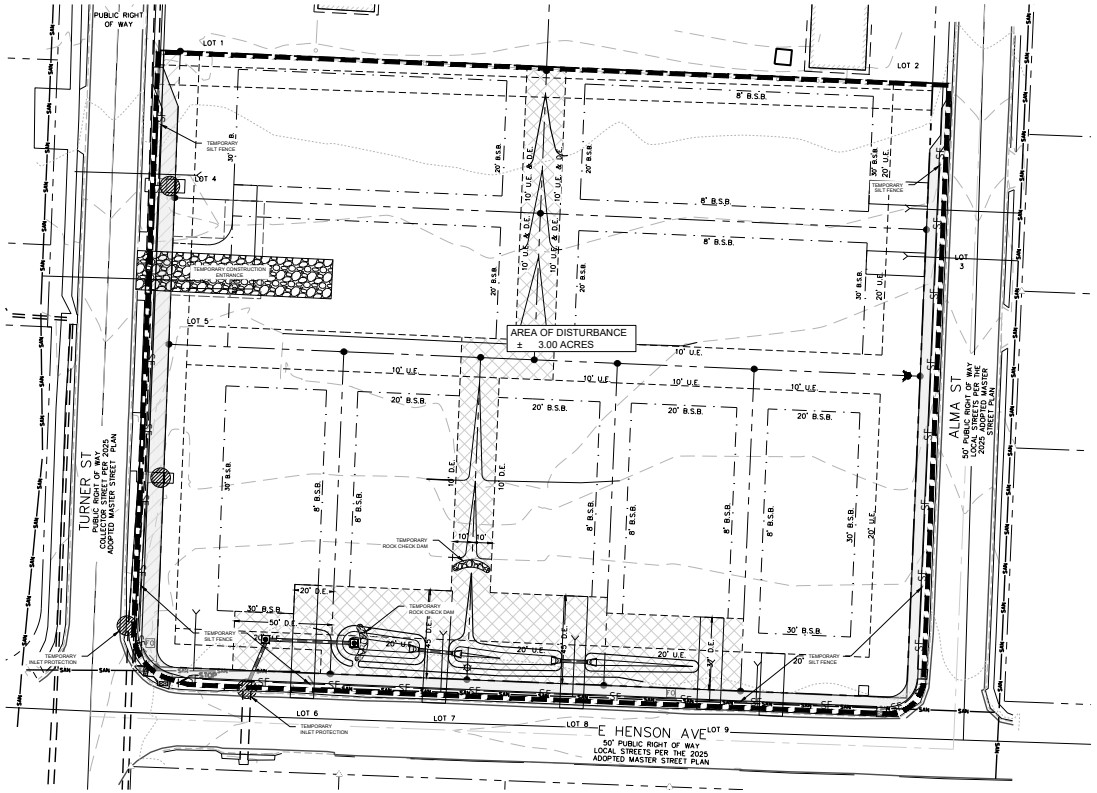

N

GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FEET

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE — SF
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

SWPPP GENERAL NOTES:

- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES AND FOURTEEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- THE CONTRACTOR SHALL INSPECT, REPAIR AND ADD STONE TO THE STONE CONSTRUCTION ENTRANCE WHEN IT BECOMES SATURATED WITH MUD TO INSURE IT FUNCTIONS AS IT WAS INTENDED.
- THE TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN AND SEEDED WITH A TEMPORARY SEED MIX.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED, CLEANED /REPAIRED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
- TEMPORARY SEDIMENT CONTROL MEASURES (SILT FENCE, CONSTRUCTION ENTRANCE, ETC.) SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
- A COMPLETE PLAN FOR MAINTENANCE OF CONTROL DEVICES IS CONTAINED WITHIN THE STORM WATER POLLUTION PREVENTION PLAN WHICH IS PART OF THE SITE WORK SPECIFICATIONS.
- DUST CONTROL ON SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS STRICTLY PROHIBITED.
- IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM EXISTING TRAFFIC, CONTRACTOR SHALL ESTABLISH VEHICLE WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS AND VEHICLE OPERATION SHALL BE INTERCEPTED AND TRAPPED BEFORE WASH WATER IS ALLOWED TO BE DISCHARGED OFFSITE. RINSE-OFF WILL NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS.

PRE & POST CONSTRUCTION GRADING NOTES:

PRE-CONSTRUCTION:

- PRIOR TO START OF SITE GRADING, EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN. THESE EROSION CONTROL MEASURES, AS A MINIMUM, SHALL INCLUDE ALL SILT FENCING, TEMPORARY SEDIMENT PONDS, TEMPORARY CONSTRUCTION ENTRANCE, AND ANY OTHER MEASURES NECESSARY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE.
- PRIOR TO START OF SITE GRADING, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES AND THE STATE ONE-CALL SYSTEM A MINIMUM OF 48 HOURS PRIOR TO DIGGING FOR THE LOCATION OF ALL UNDERGROUND UTILITY LINES THAT WILL BE AFFECTED BY THIS DEVELOPMENT. PLEASE NOTE THAT EXISTING UTILITIES NOTED ON PLAN HAVE BEEN LOCATED WITH ALL AVAILABLE INFORMATION AND THAT EXACT LOCATION OF UTILITY LINES MAY NOT BE ACCURATE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD ON SITE ONCE ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND PRIOR TO ANY SITE GRADING / CONSTRUCTION / DEMOLITION.
- SPECIFICATIONS AND DETAILS OF THE APPROPRIATE GOVERNING AGENCY

POST-CONSTRUCTION:

- CONTRACTOR SHALL SCARIFY ANY AREA TO RECEIVE TOP SOIL TO A MINIMUM DEPTH OF 3".
- ALL DISTURBED AREAS SHALL BE GRADED SMOOTH AND RECEIVE A MINIMUM OF 4" OF TOPSOIL. THE AREA SHALL BE SEEDED AND / OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLAN. THE AREA SHALL BE WATERED UNTIL A HARDY COVER OF GRASS HAS BEEN ESTABLISHED AND 80% OF THE SITE HAS BEEN STABILIZED IN ACCORDANCE WITH ADEQ'S CONSTRUCTION GENERAL PERMIT (ARR150000).
- ONCE THE SITE HAS REACHED FINAL STABILIZATION IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN ADEQ'S CONSTRUCTION GENERAL PERMIT, THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION.

CONTRACTOR CERTIFICATION STATEMENT:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

CONTRACTOR:
ADDRESS:

TELEPHONE:
PERSON IN CHARGE OF DAY TO DAY OPERATIONS:

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

NO	DATE	BY	CKD	DESCRIPTION

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REPLAT OF TRACT 12 - HENSON HEIGHTS SUBDIVISION
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

STORM WATER POLLUTION PREVENTION PLAN

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PROJECT NO.
261040

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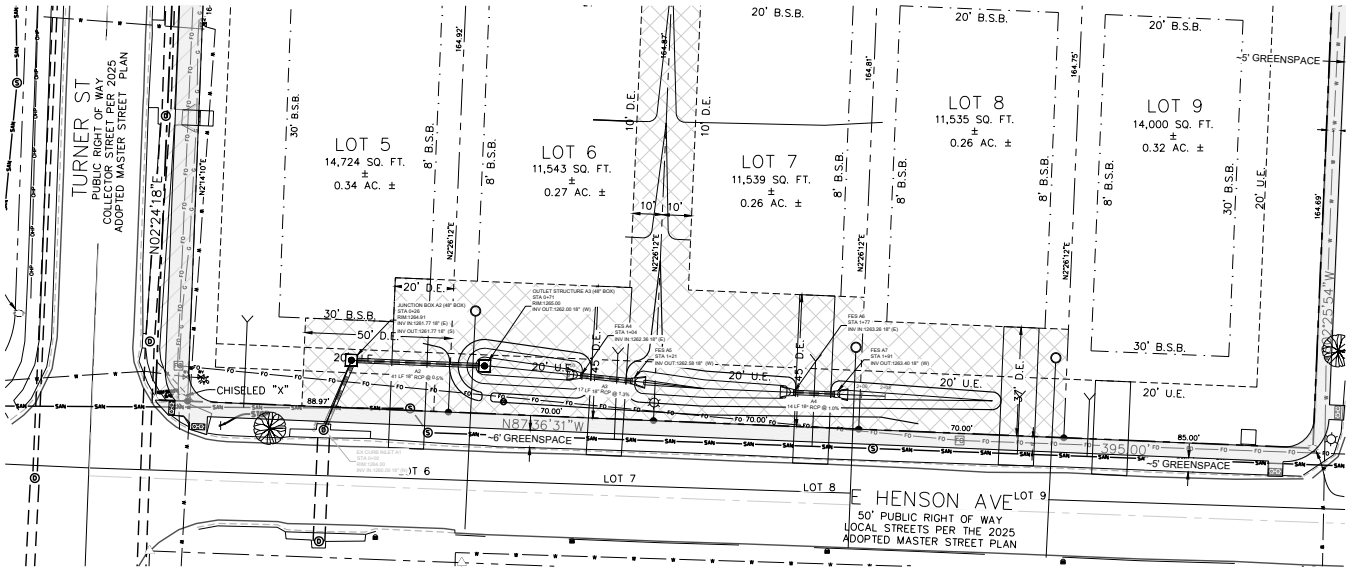

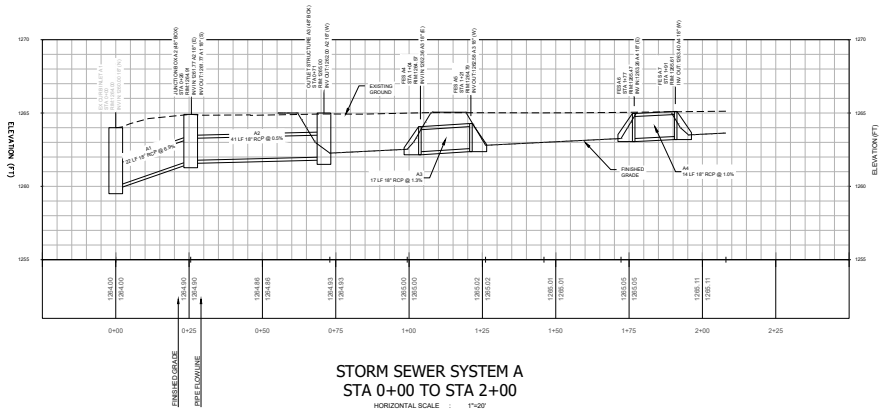

STORM SEWER SYSTEM A
STA 0+00 TO STA 2+00

HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'

GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FEET

NO	DATE	BY	CKD	DESCRIPTION

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REPLAT OF TRACT 12 - HENSON HEIGHTS SUBDIVISION
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

STORM PLAN & PROFILE

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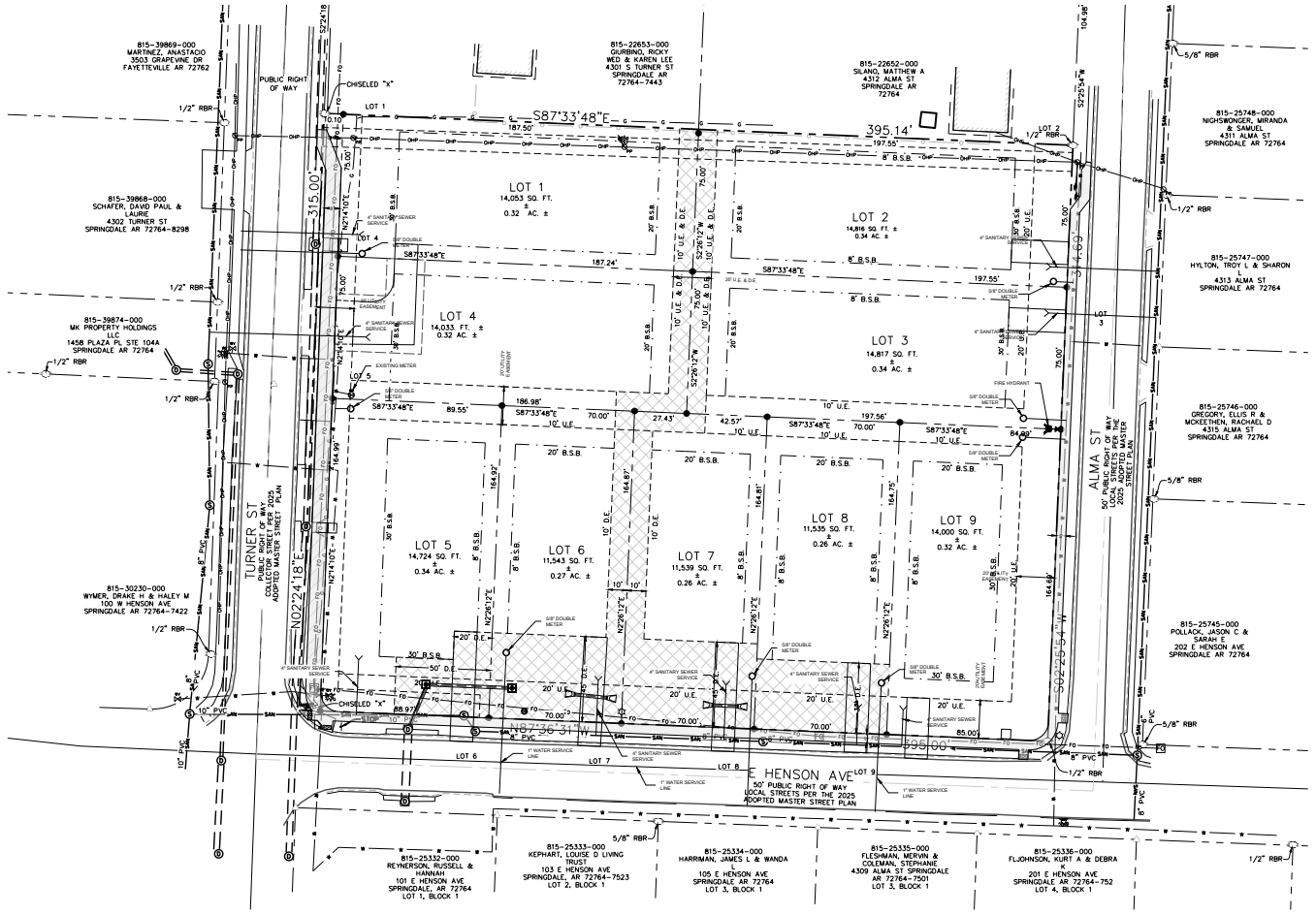
Return to Agenda



LEGEND

EXISTING / PROPOSED

IRON PIN/PIPE FOUND
IRON PIN SET
BENCHMARK
BOUNDARY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
BUILDING SETBACK LINE
CURB AND GUTTER
TAPPING SLEEVE AND VALVE
FIRE HYDRANT ASSEMBLY
SINGLE WATER METER (SIZE AS INDICATED)
DOUBLE WATER METER (SIZE AS INDICATED)
SANITARY SEWER MANHOLE
2-4"AND 3-2" SCHEDULE 40 CONDUITS
M.J GATEVALVE WITH ADJUSTABLE VALVE BOX
M.J TEE WITH THRUST BLOCKING
M.J REDUCER WITH THRUST BLOCKING
90° M.J FITTING WITH THRUST BLOCKING
SANITARY SEWER CLEANOUT
45° M.J. FITTING WITH THRUST BLOCKING
11.25° M.J. FITTING WITH THRUST BLOCKING
22.5° M.J. FITTING WITH THRUST BLOCKING
2" WATER SERVICE LINE
FULL DEPTH AHTD CLASS 7 BACKFILL
ELECTRIC TRANSFORMER (INSTALLED BY SWEPCO)

1. UNLESS OTHERWISE SHOWN, ALL PUBLIC WATER LINES SHALL BE SP CL. 50 DIP.
2. PRIVATE WATER SERVICE LINES (2") SHALL BE AWWA C901-96 DR-9 POLYETHYLENE PIPE WITH 36" MINIMUM COVER.
3. COPPER TUBING BETWEEN MAINLINE AND WATER METER SHALL BE 1-INCH OR (AS SHOWN) HEAVY WALL POLYETHYLENE COATED - TYPE K, SOFT TEMPERED AND SEAMLESS FOR UNDERGROUND INSTALLATION. TUBING SHALL BE IN ACCORDANCE WITH ASTM B88 (SEAMLESS COPPER WATER TUBE), ANSI/NSF 61 STANDARDS AND FEERAL SPECIFICATION WW-T-799 (SEAMLESS COPPER TUBING FOR USE WITH SOLDER-TYPE OR FLARED-TUBE FITTINGS). ALL COPPER TUBING SHALL BE MUELLER INDUSTRIES STREAMLINE PLASTIC COPPER TUBE OR APPROVED EQUAL.
4. WATERLINES SHALL BE CONSTRUCTED WITH 36" MINIMUM COVER ABOVE THE TOP OF PIPE.
5. TRACER WIRE PORTS SHALL BE CONSTRUCTED AT INTERVALS OF 400LF OR AT ANY CHANGE IN DIRECTION.
6. TRACER WIRE SHALL BE ATTACHED TO PIPE WITH CABLE TIES OR SIMILAR MEANS AT 10-FT INTERVALS.
7. TRACER WIRE SHALL BE 12-GAUGE COATED COPPER FOR UNDERGROUND BURIAL
8. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
9. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND WITH A SWU REPRESENTATIVE AND ENGINEER PRESENT.
10. ALL FIRE HYDRANTS SHALL HAVE A SPRINGDALE WATER UTILITIES APPROVED GATE VALVE INSTALLED.
11. ANY CLEANOUTS AND VALVE BOXES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APRON IN ACCORDANCE WITH THE DETAIL SHEET.
12. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
13. ABOVE GROUND EXTERIOR FERROUS PARTS OF FIRE HYDRANTS SHALL BE PAINTED WITH A COAT OF RUSTOLEUM V2100 SYSTEM SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL COORDINATE WITH SPRINGDALE WATER UTILITIES TO DETERMINE THE FLOW RATE AND SHALL PAINT THE BONNET AND CAP OF THE HYDRANT ACCORDING TO THE CHART LISTED IN THE STANDARD SPECIFICATIONS. PAINT CAP AND BONNET SHALL BE RUSTOLEUM V2100 SYSTEM SPRAY ENAMEL IN THE COLORS LISTED IN THE SAME CHART. INTERIOR FERROUS SURFACES MAY BE PAINTED ONLY WITH COATINGS IN CONFORMANCE WITH ANSI/AWWA C550 (PROTECTIVE EPOXY INTERIOR COATINGS FOR VALVES AND HYDRANTS) EXTERIOR FERROUS SURFACES SHALL BE PAINTED IN CONFORMANCE WITH ANSI/AWWA C502-05 (DRY BARREL FIRE HYDRANTS).
14. SPECIAL ATTENTION SHALL BE GIVEN TO BACKFILL WATER SERVICE TAPS. THE CONTRACTOR SHALL BACKFILL THESE LOCATIONS WITH #67 CLEAN ROCK IN A WAY THAT SUPPORTS THE SERVICE TUBING FOR A MINIMUM LENGTH OF 12" FROM THE TAPPING SADDLE PREVENTING SHEARING AT THE CORPORATION STOP DURING SETTLEMENT OF OVERBURDEN MATERIAL. BACKFILL SHALL EXTEND FROM THE TRENCH BOTTOM TO A MINIMUM OF 6" ABOVE THE SERVICE TUBING. PLEASE SEE SWU DETAIL S-29
15. 1" WATER SERVICE LINES TO THE TOWNHOUSE UNITS SHALL BE ENCASED WITH 2" PVC UNDER STREETS AS DEPICTED ON DETAIL WU1 ON THE DETAIL SHEETS.
16. POLYETHYLENE ENCASEMENT SHALL BE PROVIDED ON ALL DUCTILE IRON FITTING, VALVES, TEES, SERVICE TAPS, TAPPING SLEEVED AND OTHER APPURTENANCES. POLYETHYLENE ENCASEMENT SHALL BE V-BIO ENHANCED POLYETHYLENE ENCASEMENT.

INSPECTIONS AND TESTING PROCEDURES:

1. ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE WITNESSED BY AN S.W.U REPRESENTATIVE IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR OR THEIR REPRESENTATIVE.
2. SPRINGDALE WATER UTILITIES WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS. CALLS TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY 10:00 AM. TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED ON THE SAME BASIS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE ENGINEER, WHO WILL COORDINATE WITH SPRINGDALE WATER UTILITIES.
4. ALL EQUIPMENT, MATERIALS AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.
5. PRIOR TO FINAL ACCEPTANCE, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF SPRINGDALE WATER UTILITIES, THE ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED.

DAMAGE CAUSED BY CONTRACTOR TO EXISTING UTILITIES SHALL BE AT CONTRACTORS EXPENSE. RELOCATION OF EXISTING UTILITIES SHALL BE AT DEVELOPERS EXPENSE

ALL WATER SERVICE LINES, SEWER SERVICE LINES, ENCASEMENTS AND ALL FITTINGS ASSOCIATED WITH THE PROPOSED WATER AND SEWER SYSTEM SHALL REMAIN OPEN UNTIL INSPECTED BY THE ENGINEER AND APPROVED BY SPRINGDALE WATER UTILITIES

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED AUGUST 27, 2014 WITH APPROVED REVISIONS DATED JANUARY 20, 2021 AND SEALED MAY 6, 2021

DESCRIPTION | DWG | BY | DATE | NO

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UTILITY PLAN

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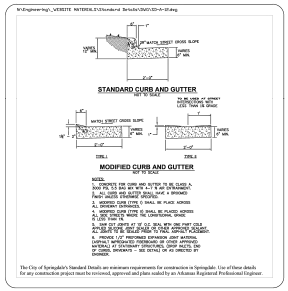
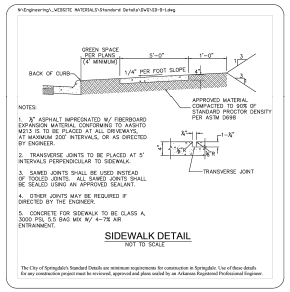
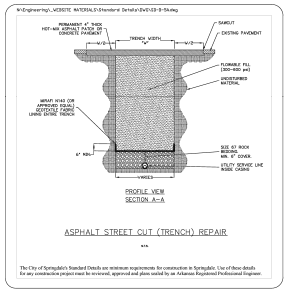


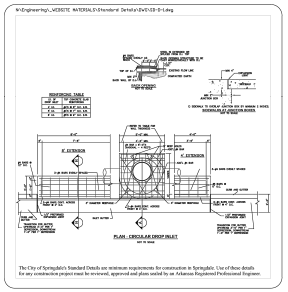
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION A TYPICAL STREET SECTIONS & DETAILS
DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | FILE NO. SD-A-02
SPRINGDALE WATER MANAGING IT HAPPENS



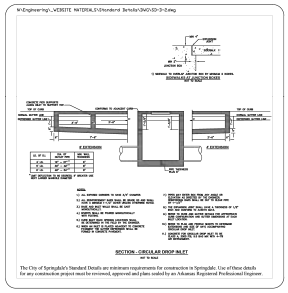
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS
DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | FILE NO. SD-B-1
SPRINGDALE WATER MANAGING IT HAPPENS



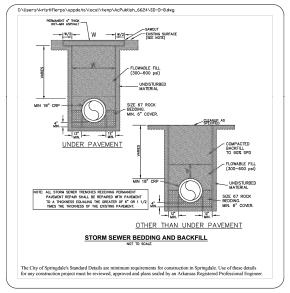
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS
DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | FILE NO. SD-B-5A
SPRINGDALE WATER MANAGING IT HAPPENS



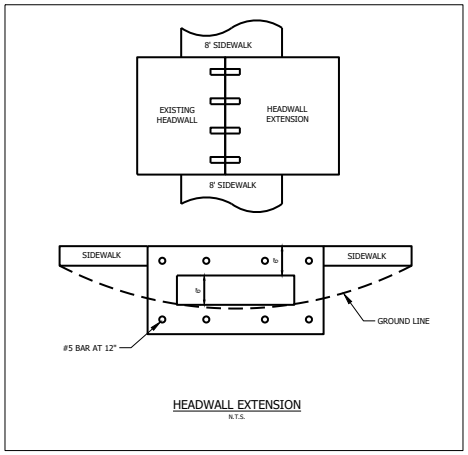
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION D DROP INLET DETAILS
DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | FILE NO. SD-D-1
SPRINGDALE WATER MANAGING IT HAPPENS



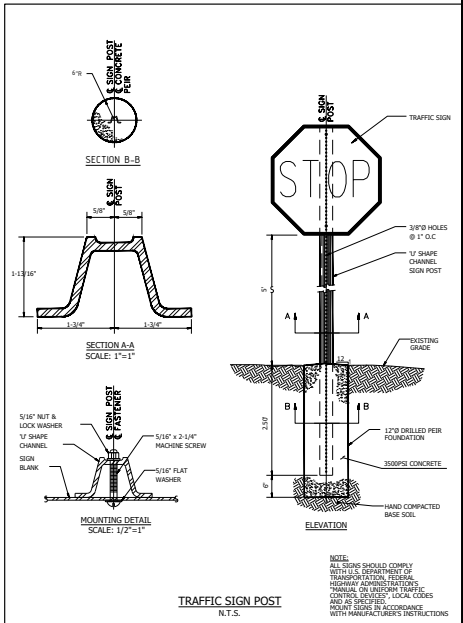
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION D DROP INLET DETAILS
DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | FILE NO. SD-D-2
SPRINGDALE WATER MANAGING IT HAPPENS



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION D DROP INLET DETAILS
DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | FILE NO. SD-D-3
SPRINGDALE WATER MANAGING IT HAPPENS

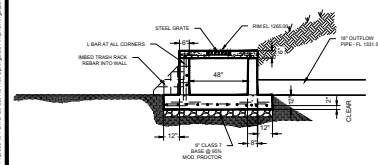


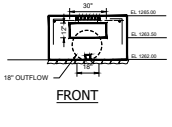
HEADWALL EXTENSION
N.T.S.



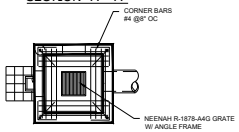
NOTE:
ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES', LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

TRAFFIC SIGN POST
N.T.S.

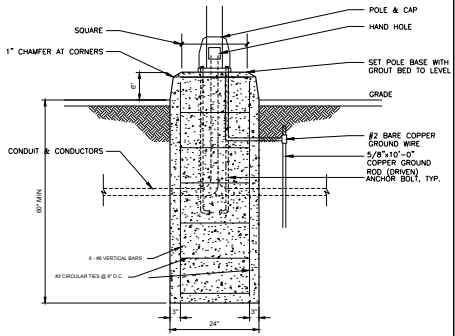




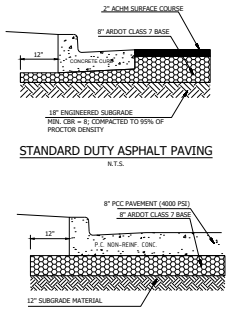
CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 4000 PSI



DETENTION POND OUTFLOW STRUCTURE
N.T.S.



LIGHT POLE BASES
N.T.S.



GENERAL PAVING NOTES:

A. THE MOISTURE CONTENT AND DENSITY OF THE TOP 12-INCHES OF THE SUBGRADE SHALL BE EVALUATED AND THE PAVEMENT SUBGRADES BE PROOFROLLED WITHIN 48 HOURS OF PAVEMENT CONSTRUCTION IN CUT AND FILL SECTIONS. AREAS WHICH DO NOT HAVE A MOISTURE CONTENT SUBSTANTIALLY THAT OF THE OPTIMUM MOISTURE CONTENT, OR INADEQUATE DENSITY, SHALL BE MOISTURE CONDITIONED AND RECOMPACTED.
IF A PRECIPITATION EVENT OCCURS AFTER THE EVALUATION OR IF THE SURFACE BECOMES DISTURBED, THE SUBGRADE SHALL BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR PAVING.

B. ASPHALTIC CONCRETE SURFACE COURSE MIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 409 OF THE LATEST EDITION OF ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1,800 POUNDS AND THE SURFACE COURSE SHALL BE COMPACTED TO 97 PERCENT OF THE MIXTURE'S MARSHALL DENSITY (ASTM D 1559).

C. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 501 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES AND AN ENTRAINED AIR CONTENT OF 5 TO 7 PERCENT.

PAVING DETAILS
N.T.S.

NO	DATE	BY	CKD	DESCRIPTION

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REPLAT OF TRACT 12 - HENSON HEIGHTS SUBDIVISION
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

STANDARD DETAILS

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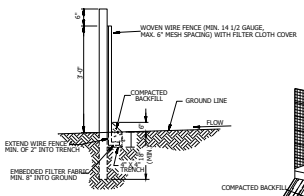
PLOT DATE/TIME: Thursday, July 23, 2026 4:19:53 PM FILE: P:\2026\040-Turner Street Re-Plat-Springdale AR\Drawings\civil\040-DETAILS.dwg

INSTALLATION NOTES

1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE POINTS OF
6. RUNNING WATTLES ENDS SHOULD BE ABUTTED FIRM-T TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST; DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING - THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES, 10" TO 54" LONGER STAKES ACCEPTABLE WITH A SAFETY CAP. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

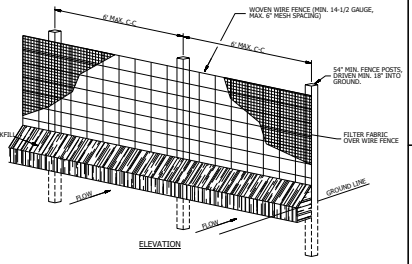
WATTLE BARRIER
N.T.S.



CROSS-SECTION

SILT FENCE NOTES

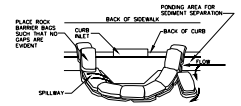
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



ELEVATION

SILT FENCE
N.T.S.

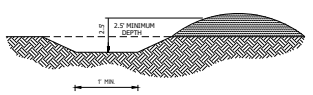
05-10-09 FF K/C



NOTES:
1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2. LEAVE A SPILLWAY OPENING IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO ENSURE A SPILLWAY OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

CURB INLET PROTECTION SETUP
N.T.S.

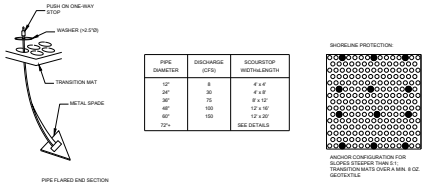
05-10-09 FF K/C



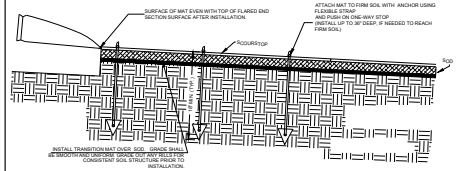
DIVERSION DITCH
N.T.S.

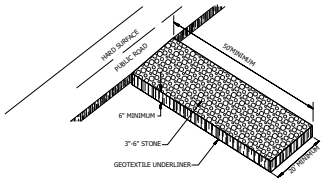
05-10-09 FF K/C

NON-COHESIVE SOILS
SCOURSTOP TRANSITION MAT
INSTALLATION DETAILS



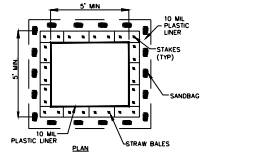
PIPE DIAMETER	DISCHARGE (CFS)	SCOURSTOP WIDTH/LENGTH
12"	8	4' x 4'
24"	30	4' x 8'
36"	75	8' x 12'
48"	160	12' x 16'
60"	150	12' x 20'
72"+		SEE DETAILS





TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.

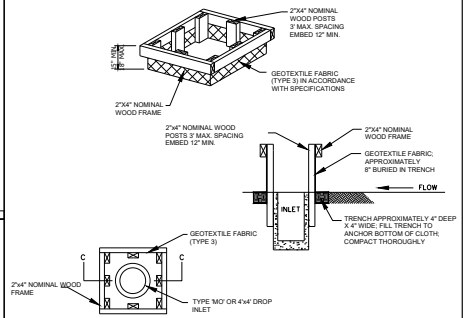
05-10-09 FF K/B



WASHOUT NOTES

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASHOUT
N.T.S.



EXCAVATED INLET PROTECTION
N.T.S.

NO	DATE	BY	CKD	DESCRIPTION

A4CIVIL
ARKANSAS

REPLAT OF TRACT 12 - HENSON HEIGHTS SUBDIVISION
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SWPPP DETAILS

DATE:_____

damage prevention is no accident

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800-482-8998
Arkansas One-Call
www.arkonecall.com

DATE	DRAWN
7-23-2026	NG
DESIGNED	CHECKED
NG	TJA

FOR REVIEW

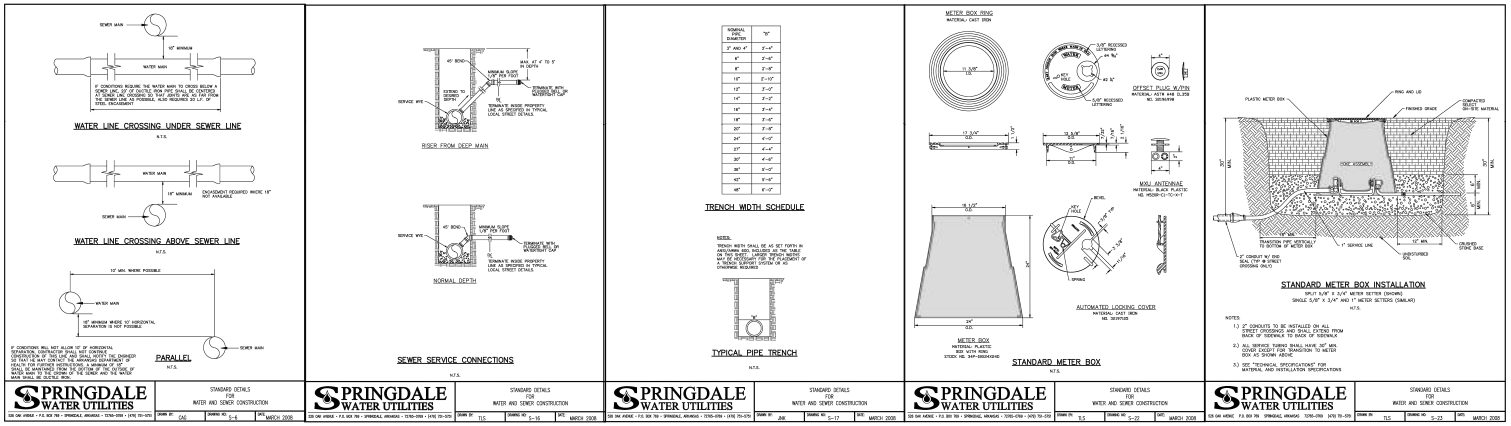
PROJECT NO.
261040

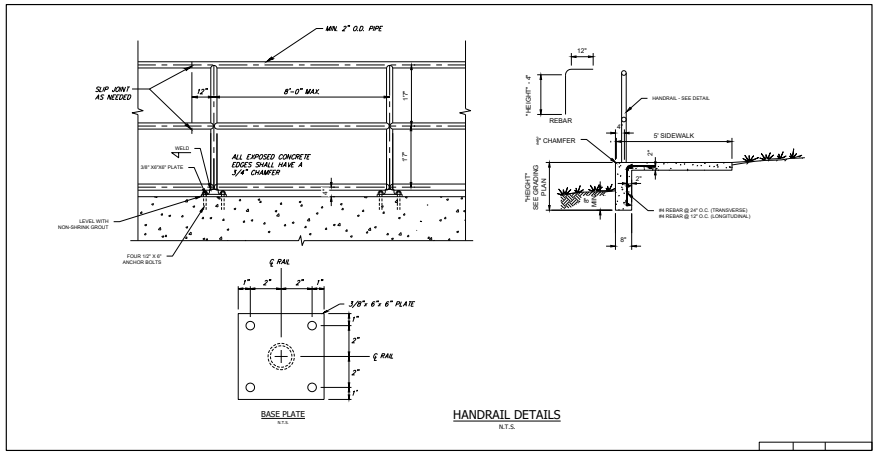
SHEET
C6.2

©2026 a4Civilengineering, Inc.

PLOT DATE/TIME: Thursday, July 23, 2026 4:18:48 PM FILE: P:\2026\40-Turner Street Re-Plat-Springdale AR\Drawings\261040 DET ALL.dwg

Return to Agenda





NO	DESCRIPTION	DATE	BY	CKD

A4CIVIL
ARKANSAS

REPLAT OF TRACT 12 - HENSON HEIGHTS SUBDIVISION
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

STANDARD DETAILS

DATE:_____

damage prevention is no accident

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Arkansas One-Call
www.arkonecall.com

DATE	DRAWN
7-23-2026	NG
DESIGNED	CHECKED
NG	TJA

FOR REVIEW

PROJECT NO.
261040

SHEET
C6.3

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PLOT DATE/TIME: Thursday, July 23, 2026 4:05:07 PM FILE: P:\2026\NG\Turner Street Re-Plat\Springdale AR\Drawings\261040 DET ALL.dwg

Return to Agenda

June 24, 2026
City of Springdale
Attn: Planning Department
201 Spring St.
Springdale AR, 72764

RE: List of Adjacent Owners
Replat of Tract 12 – Henson Heights Subdivision
A4C Project # 261040

To the City of Springdale Planning Staff,

The following is a list of the adjacent owners to the proposed Replat of Tract 12 – Henson Heights Subdivision:

815-25748-000
NIGHSWONGER, MIRANDA & SAMUEL
4311 ALMA ST
SPRINGDALE AR 72764

815-25745-000
POLLACK, JASON C & SARAH E
202 E HENSON AVE
SPRINGDALE AR 72764

815-25334-000
HARRIMAN, JAMES L & WANDA L
105 E HENSON AVE
SPRINGDALE AR 72764

815-25747-000
HYLTON, TROY L & SHARON L
4313 ALMA ST
SPRINGDALE AR 72764

815-25336-000
JOHNSON, KURT A & DEBRA K
201 E HENSON AVE
SPRINGDALE AR 72764-752

815-25333-000
KEPHART, LOUISE D LIVING TRUST
103 E HENSON AVE
SPRINGDALE, AR 72764-7523

815-25746-000
GREGORY, ELLIS R & MCKEETHEN, RACHAEL D
4315 ALMA ST
SPRINGDALE AR 72764

815-25335-000
FLESHMAN, MERVIN & COLEMAN, STEPHANIE
4309 ALMA ST SPRINGDALE AR 72764-7501

815-25332-000
REYNERSON, RUSSELL & HANNAH
101 E HENSON AVE
SPRINGDALE, AR 72764

815-30230-000
WYMER, DRAKE H & HALEY M
100 W HENSON AVE
SPRINGDALE AR

815-39874-000
MK PROPERTY HOLDINGS LLC
1458 PLAZA PL STE 104A
SPRINGDALE AR 72764

815-39868-000
SCHAFER, DAVID PAUL & LAURIE
4302 TURNER ST
SPRINGDALE AR 72764-8298

815-39869-000
MARTINEZ, ANASTACIO
3503 GRAPEVINE DR
FAYETTEVILLE AR 72762

815-22653-000
GIURBINO, RICKY WED & KAREN LEE
4301 S TURNER ST
SPRINGDALE AR 72764-7443

815-22652-000
SILANO, MATTHEW A
4312 ALMA ST
SPRINGDALE AR 72764

815-30234-000
THOMPSON, GRANT TRUST
101 W HENSON AVE
SPRINGDALE, AR 72764

815-25337-000
MEYER, STEVEN MATTHEW & JENNIFER MICHELLE
203 E HENSON AVE
FAYETTEVILLE AR 7270

Nikolay Nedkov, PLS
OWN, Inc.

PROJECT AREA

RP26-11: Henson Heights

4305 S. Turner Street

RP26-11: Replat of Lot 12

N

PROJECT AREA

RP26-11: Henson Heights

4305 S. Turner Street

RP26-11: Replat of Lot 12

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: FP26-03 Final Plat Lex Estates

Final plat proposed for a 13.3-acre tract consisting of 18 single family lots and one lot containing detention and mailboxes, located East of Robins Road and South of Graham Road. This plat was originally approved at the July 2022 planning commission meeting under PP22-07.

PLANNING COMMENTS

Reviewed by Sarah Curry
Date Reviewed: 07.30.26

Standard Comments

1. This Final Plat has been given the number FP26-03. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat *(standard comment).*
2. Please list/display all associated waivers by their Springdale Planning Department project number *(standard comment).*
3. Submit a PDF file of the Plat along with written comment responses with resubmission *(standard comment).*
4. All comments from the utility companies and other city departments must be addressed prior to approval *(standard comment).*
5. Noted: L202500604 is a general utility easement.
6. Noted: No Common Areas, Monument sign, Subdivision Fencing, or POA is proposed for subdivision.
7. Noted: Lot 1 is to be privately owned and maintained.
8. Noted: Lot 19 has been developed, previous septic removed and sewer connection made.
9. Noted: Additional ROW is to be acquired.
10. Noted: GIS must approve street names and verify legal description prior to City Council.

Project-Specific Comments

11. Cover Sheet; add “planning commission” on the secretary signature line.
12. Provide notary block(s).
13. Engineer of Record indicated there are not any common areas proposed for the subdivision, directly contradicting Note 7 which states there is. Please clarify and revise.
14. Add note that no fences may be constructed within drainage easements.
15. Add rear setback label for Lot 3.
16. Clearly define drainage easement limitations on Lot 18, Lot 19, confirm there is not one for Lot 1.
17. Prior to City Council, ROW improvements must be inspected and approved and verified to be accurately reflected on plat.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

Will need to show fire hydrants along Garza St. prior to signing final plat.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

	Final Plat Requirements Checklist and Procedure
	FP26-03 Lex Estates
	7/27/2026
PRIOR TO SUBMISSION*	
X	Submit Certificate of Substantial Completion to Engineering and Planning
X	Complete preliminary engineering inspection
	*Failure to address above items prior to submission may delay final plat review by staff
PRIOR TO SIGNATURES	
	Confirm streets and drainage improvements are complete.
	Submit surety bond, letter of credit or cash for 150% of the cost of remaining improvements.
	Set monuments at all subdivision corners and bearing changes as shown on plat. Install metal pins in the asphalt at the center of all circles, cul-de-sacs, or radius points required for determination of lot lines.
	Provide required Finished Floor Elevations on final plat
	Submit a copy of the POA bylaws - must identify maintenance responsibilities for common property, detention facilities, amenities, etc.
	Submit As-Built plans in both .pdf and .dwg formats
	Submit Engineer's Certification that the subdivision was constructed according to plan and specification and according to City of Springdale Specifications
	Submit Detention Certificate
	Submit field geotechnical reports
	Submit Engineer's statement of cost for the street and drainage improvements with itemized list of type of improvement, quantity, and construction costs for each item
	Submit one-year maintenance bond for 50% of the total cost of street and drainage improvements
	Pay the street sign installation costs to Public Works, provide receipt
	Submit certification from title company that all easements for the property are shown on the final plat
	Submit subdivider's affidavit that all labor, material, and supply costs have been paid
	Complete Engineering Final Inspection
	Complete ROW dedication summary - see ROW Tab in this sheet
	COMMENTS:
	Finish punch list and pass final inspection
	Show minimum finished floor elevations on lots adjacent to the pond

Plat Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: Swope Consulting	Name: LEX Enterprises LLC
E-mail:	E-mail:
Address: 7 Halsted Circle Suite 210 Rogers AR 72756	Address: 116 N Lincoln St Lowell AR 72745
Phone: 479-877-7388	Phone: 479-361-3112
Site/ Location: Robins Rd	Current Zoning: Residential SF1
Assessor's Parcel Number(s): 21-00138-030 21-00138-010, 21-00138-045, 21-00138-020	Rezone Required: No
	Total Acreage: 13.36

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Informal Plat
- ☐ Replat
- ☐ Preliminary Plat
- ☒ Final Plat

Submittal Criteria:

- ☐ Encouraged pre-application meeting held with the Springdale Planning Department on _____.
- ☐ Three (3) hard copies and a digital copy of proposal.
- ☐ A copy of the warranty deed indicating ownership of property, if other than a final plat.
- ☐ For a replat and preliminary plat, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

- ☐ **Informal Plat:** $50.00
- ☐ **Replat:** $250.00
- ☐ **Preliminary Plat:** $500.00
- ☐ **Final Plat:** $50.00, plus $1.00 for each lot over 50

STAFF USE ONLY

Date Application Submitted: 02/26/2026	Project Number: FP26-03
Date Accepted as Complete: 07/31/26	Receipt Number: 6476

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Swope Consulting - Phil Swope

Signature: Phil Swope Date: 2.11.2025

Name of Representative (if applicable): Swope Consulting - Phil Swope

Signature: Phil Swope Date: 2.11.2025

Name of Property Owner (if applicable): LEX Enterprises, LLC - Cesar Delagarza

Signature: Date: 2/11/25

FINAL PLAT OF:

LEX ESTATES SUBDIVISION

CREATING LOTS 1-19

SPRINGDALE, BENTON COUNTY, ARKANSAS

Contact Information:

PROPERTY OWNER:
Parcel #: 21-00138-010, 21-00138-045, & 21-00138-030
LEX ENTERPRISES LLC
ROBINS ROAD
SPRINGDALE AR 72762

PROPERTY OWNER:
Parcel #: 21-00138-020
DE LA GARZA, OCTAVIO
4879 ROBINS ROAD
SPRINGDALE, AR 72762

DEVELOPER:
DE LA GARZA PROPERTIES LLC
116 N LINCOLN ST
LOWELL AR 72745
cdelagarza@pcscontracting.org

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E., P.S.
Swope Engineering
7 Halsted Circle
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

CITY OF SPRINGDALE PLANNING DEPT.
PLANNING DIRECTOR
CONTACT: Sharon Tromburg
(479) 750-8550 OFFICE
stromburg@springdalear.gov

CITY OF SPRINGDALE PUBLIC WORKS
269 E Randall Wobbe Lane
Springdale, AR 72764
CONTACT: James Smith
(479) 750-8105 OFFICE
jsmith@springdalear.gov

CITY ENGINEER
128 Spring Street
Springdale, AR 72764
CONTACT: Ben Peters
(479) 750-8105 OFFICE
bpeters@springdalear.gov

FIRE DEPARTMENT
417 Holcomb, 2nd floor
Springdale, AR 72719
CONTACT: Blake Holte
(479) 751-4510 OFFICE
bholte@springdalear.gov

CITY OF SPRINGDALE MAYOR
201 Spring Street
Springdale, AR 72764
CONTACT: Doug Sprouse
(479) 750-8114 OFFICE
dsprouse@springdalear.gov

WATER AND SEWER
Springdale Water Utilities
526 Oak Avenue - P.O. Box 769
Springdale, AR 72764
CONTACT: Rick Pulvirenti
(479) 751-5751 OFFICE
rpulvirenti@springdalewater.com

Utility Information:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 7276
PH: 479-442-1967 (SCOTT)
PH: 479-442-1977 (LAYNE)
SS7513@ATT.COM
LR159@ATT.COM

CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: KIP SMITH,
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 717-3796
KIP.SMITH@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

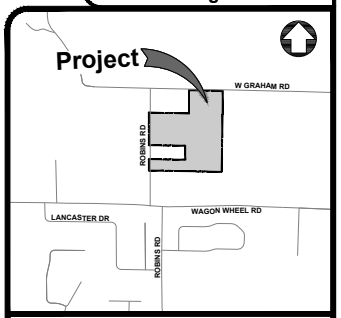
CARROLL ELECTRIC
ATTN: DALTON E. MOORE
PO BOX 4000
BERRYVILLE, AR 72616
PH: 1-800-432-9720, EXT. 1168
DMOORE@CARROLLECC.COM

PARENT TRACT
SURVEY DESCRIPTION
INSTRUMENT NO. L202252930

A PART OF THE SW1/4 OF THE SE1/4 AND PART OF THE SE1/4 OF THE SW1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE1/4 OF THE SW1/4; THENCE S86°20'44"E 290.62' TO THE POINT OF BEGINNING, BEING A SET 5/8" IRON REBAR; THENCE CONTINUING S86°20'44"E 384.42' TO A FOUND COTTON PICKER SPINDLE; THENCE S02°46'29"W 264.29' TO A FOUND 5/8" IRON REBAR; THENCE S03°23'16"W 654.25' TO A FOUND 5/8" IRON REBAR; THENCE N86°37'48"W 825.48' TO A POINT; THENCE N02°18'32"E 129.95' TO A POINT; THENCE S86°37'08"E 412.54' TO A FOUND 5/8" IRON REBAR; THENCE N02°17'23"E 158.44' TO A FOUND 5/8" IRON REBAR; THENCE N86°36'51"W 412.49' TO A POINT; THENCE N02°18'32"E 370.34' TO A POINT; THENCE S86°19'53"E 455.63' TO A SET 5/8" IRON REBAR; THENCE N02°18'33"E 264.23' TO THE POINT OF BEGINNING, CONTAINING 581,864 SQ. FEET, 13.36 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

Recording Block



VICINITY MAP
N.T.S.

BASIS OF BEARING:
ARKANSAS STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.
VERTICAL DATUM IS NAD88 (ARDOT).

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	Date	Signature
Acceptance of Dedications	____	_____ City Clerk
	____	_____ Mayor
Commission	____	_____ Secretary, Planning
	____	_____ Chairman, Planning Commission
Approval for Recording	____	_____ Director, Community Development Division
Water and Sewer	____	_____ Engineer, Springdale Water Utilities
Streets and Drainage	____	_____ Director, Engineering

CERTIFICATION OF TRANSMITTAL & OWNERSHIP
(PARCEL ID: 21-00138-020
OWNER: OCTAVIO DELAGARZA):

The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as shown on the plat. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to the applicable local or other law.

Date: _____

Signed by: _____

Signed by: _____

CERTIFICATION OF TRANSMITTAL & OWNERSHIP
(PARCEL ID: 21-00138-010, 21-00138-030, 21-00138-045
OWNER: LEX ENTERPRISES LLC):

The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as shown on the plat. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to the applicable local or other law.

Date: _____

Signed by: _____

Signed by: _____

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
FP1.0	Cover
FP1.1	Overall Final Plat
FP2.0	Final Plat

SURVEYOR'S CERTIFICATION

1. In providing this survey, no attempt has been made to show data concerning size, depth, condition, or capacity of underground utilities existing on site. Only visible utilities and lines marked by the appropriate utility provider have been located on this survey.
2. No abstract of title nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed were provided by Benton County records. There may exist other documents of record that may affect this surveyed parcel.
3. No additional investigation or independent search by Swope Engineering has been made for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. This survey is valid only if the drawing includes the seal and signature of the surveyor.
5. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

We, {DEVELOPER NAME} _____, owners of the real estate shown and described herein, on this date, _____, _____, do hereby dedicate the public streets and easements shown upon this plat. Said public streets and easements shall be for the benefit of Carroll Electric Cooperative Corporation, a perpetual easement right, privilege, and authority to enter upon the lands of the undersigned grantor, and to place, construct, reconstruct, erect, excavate, add to, relocate, rebuild, modify, change operative voltage level, repair, replace, patrol, operate and maintain on, over, and under the described lands, and in and upon all streets, roads, highways, and other rights of way abutting said premises, underground pipelines, cables of one or more circuits to serve as service, distribution, or transmission lines, or combinations of all, to transmit gas, water, sewer, drainage (excluding detention ponds), electrical energy and communications, including but not limited to buried pipelines or buried or above ground pipeline appurtenances, cable, transformers, junction cabinets, vaults, and other appurtenances necessary thereto, together with the right of ingress and egress to and from the lines of the City and Franchise Utilities over the lands of the grantors for the purpose of installing, repairing, replacing, upgrading or otherwise accessing the utility systems to be installed in the easement, which said lands are described under the legal description on this plat.

Grantors do also hereby grant and convey to the City and Franchise Utilities the perpetual right to clear and keep clear by cutting, trimming, spraying, or removing by any other manner all brush, trees, timber, and vegetation within the defined easement. All parties agree that no structures shall be constructed within the said easement, or any shrubs, trees, or fences be planted or constructed that may interfere or endanger said utilities.

Grantors agree to make no use of, nor permit others to make any use of said easement that would reduce in clearance or in any other way interfere with the proper and safe operation and or maintenance of the utility facilities.

_____ _____
(Developer Name) DATE

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0435J, effective September 28, 2007.

Zone SF-1 Building Setbacks	
Front/Exterior Side	30'
Side	8'
Rear	20'

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

FINAL PLAT FOR

LEX ESTATES SUBDIVISION
DE LA GARZA PROPERTIES LLC
ROBINS ROAD
SPRINGDALE, AR 72762

PARCEL# 21-00138-010, 21-00138-045, 21-00138-030, 21-00138-020

CERTIFICATE OF SURVEYING ACCURACY

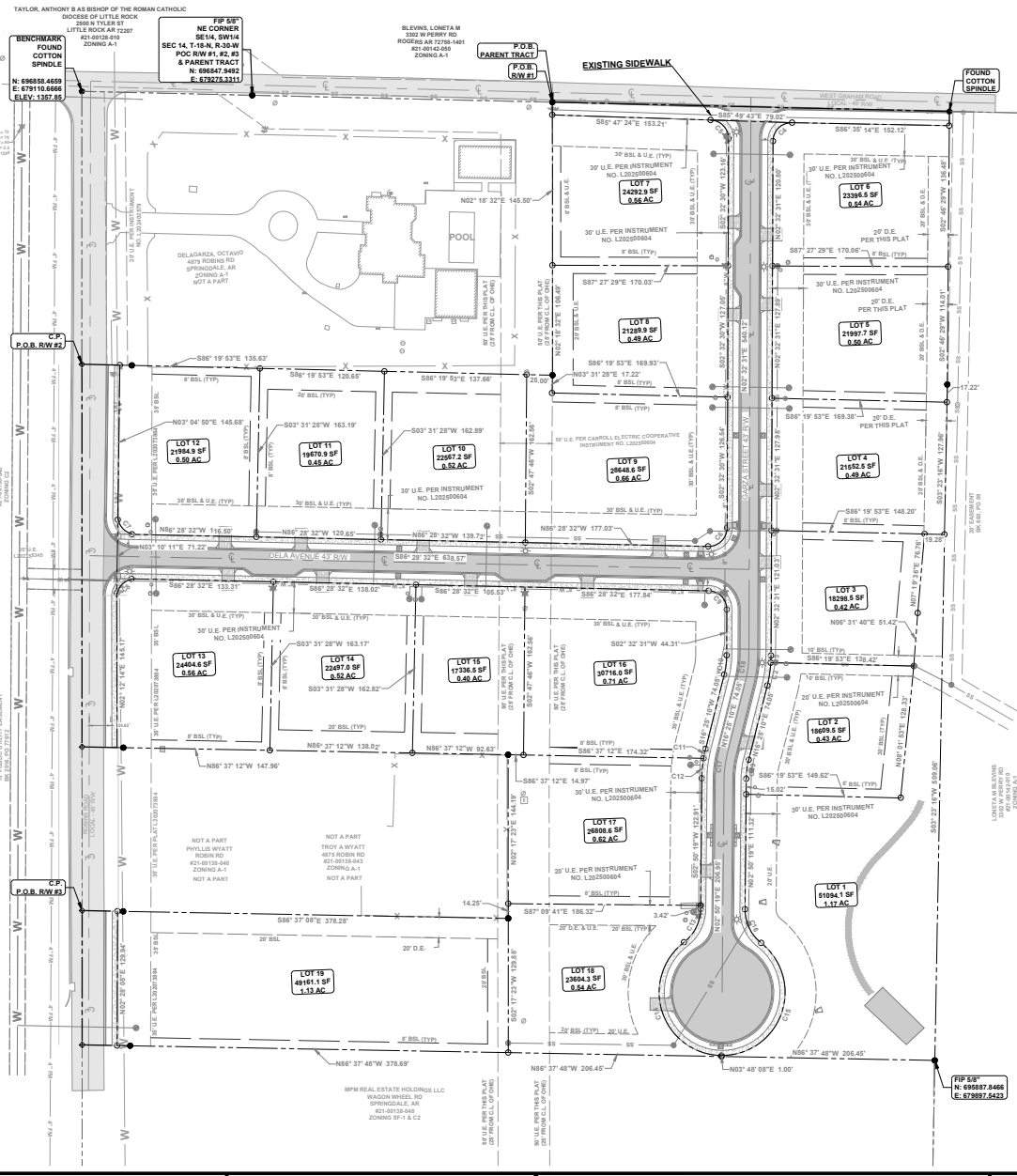
I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS

DRAWN BY: H.G.M.	JOB NUMBER: 21-188
SUBMITTAL DATE: 7/21/2026	City Number: FP26-03
DRAWING NAME: 21-188pr - AB.dwg	
SHEET NUMBER: FP1.0	

r:\~swope\21-188 robins rd subdivision\as built drawings\21-188pr - ab.dwg - Plotted on 7/21/2026 10:28:05 AM @ a scale of 1:1 to dwg to pdf.pc3 by Jordan Cook

Return to Agenda



Recording Block

BASIS OF BEARING:
ARKANSAS STATE PLANE, COORDINATE SYSTEM, (NAD-83) NORTH ZONE. VERTICAL DATUM IS NAD88 (ARDOT).

SURVEYING SYMBOLS

- SET/FOUND REBAR
- SET/FOUND MAG NAIL
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND PK NAIL
- FOUND STONE
- STATE MONUMENT
- FOUND PIPE
- COMPUTED POINT
- RAILROAD SPIKE
- TEMP BENCH MARK (ELEV.)
- STAKE ON LINE
- TREE
- AIR CONDITIONER
- CLEANOUT
- ELECTRIC BOX
- ELECTRIC METER
- FENCE CORNER POST
- FIBER OPTIC VAULT
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GAS RISER
- GUY ANCHOR
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MANHOLE
- POWER POLE
- SANITARY SEWER
- SIGN
- SEPTIC LID
- STORM WATER
- TELEPHONE PEDESTAL
- TRANSFORMER
- WATER METER
- WATER VALVE
- FLARED END SECTION

FEATURE LINES

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- INGRESS & EGRESS EASEMENT
- UTILITY EASEMENT (U.E.)
- DRAINAGE EASEMENT (D.E.)
- BUILDING SET BACK (B.S.L.)
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT
- W WATER LINE
- OHE OVERHEAD POWER LINE
- SS SEWER LINE
- FLOW LINE
- GAS GAS LINE
- FO FIBER OPTIC
- TELE TELEPHONE LINE
- X FENCE
- TREE LINE

PARENT TRACT
SURVEY DESCRIPTION
INSTRUMENT NO. L202252930

A PART OF THE SW1/4 OF THE SE1/4 AND PART OF THE SE1/4 OF THE SW1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE1/4 OF THE SW1/4; THENCE S86°20'44"E 290.62' TO THE POINT OF BEGINNING, BEING A SET 5/8" IRON REBAR; THENCE CONTINUING S86°20'44"E 394.42' TO A FOUND COTTON PICKER SPINDLE; THENCE S02°46'29"W 264.29' TO A FOUND 5/8" IRON REBAR; THENCE S03°23'16"W 654.25' TO A FOUND 5/8" IRON REBAR; THENCE N86°37'48"W 825.48' TO A POINT; THENCE N02°18'32"E 129.95' TO A POINT; THENCE S86°37'08"E 412.54' TO A FOUND 5/8" IRON REBAR; THENCE N02°17'23"E 158.44' TO A FOUND 5/8" IRON REBAR; THENCE N86°36'51"W 412.49' TO A POINT; THENCE N02°18'32"E 370.34' TO A POINT; THENCE S86°19'53"E 455.63' TO A SET 5/8" IRON REBAR; THENCE N02°18'33"E 264.23' TO THE POINT OF BEGINNING, CONTAINING 581,864 SQ. FEET, 13.36 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Length
C2	22.48	121.50	N11° 07' 10"E	22.45
C3	6.95	121.50	N04° 10' 50"E	6.95
C4	28.78	18.00	N48° 21' 21"E	25.81
C5	27.63	18.00	S41° 48' 33"E	25.00
C6	28.58	18.00	S48° 01' 59"W	25.67
C7	28.13	18.00	N41° 41' 51"W	25.36
C8	28.69	18.00	N47° 51' 51"E	25.75
C9	27.97	18.00	S41° 58' 01"E	25.24
C10	19.01	78.50	S09° 28' 50"W	18.97
C11	9.23	121.50	S14° 14' 35"W	9.23
C12	19.57	121.50	S07° 27' 10"W	19.55
C13	37.36	41.00	S28° 56' 41"W	36.08
C14	151.42	61.00	S16° 03' 49"E	115.43
C15	151.39	61.00	N21° 43' 29"E	115.42
C16	37.36	41.00	N23° 16' 02"W	36.08
C17	23.70	100.00	N09° 37' 45"E	23.65
C18	24.22	100.00	N09° 28' 50"E	24.16
C19	18.61	78.50	N09° 37' 45"E	18.56

NOTES:

1. LOTS 12-13 SHALL NOT HAVE ACCESS TO ROBBINS ROAD.
2. LOTS 6-7 SHALL NOT HAVE ACCESS TO GRAHAM ROAD.
3. NO PARKING ALLOWED IN THE CUL-DE-SAC.
4. ALL CURBS SHALL HAVE NO PARKING SIGNS AT REQUIRED SPACING
5. ROBINS ROAD IS "LOCAL WITH PARKING". ITS STREET LENGTH IS 500 FEET. GRAHAM ROAD IS "LOCAL WITH PARKING". ITS STREET LENGTH IS 384 FEET.
6. THE INTERNAL ROADS ARE LOCAL. THEIR TOTAL STREET LENGTH IS 1,490 FEET.
7. OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR ALL COMMON AREA MAINTENANCE, INCLUDING (BUT NOT LIMITED TO) DETENTION POND (STRUCTURES AND LAWN), AND MAILBOX.
8. ALL NECESSARY ELECTRIC EASEMENTS DEEDED PER INSTRUMENT NO. L202500604

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0435J, effective September 28, 2007.

Zone SF-1 Building Setbacks	
Front/Exterior Side	30'
Side	8'
Rear	20'

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

FINAL PLAT FOR

LEX ESTATES SUBDIVISION

DE LA GARZA PROPERTIES LLC

ROBINS ROAD

SPRINGDALE, AR 72762

PARCEL# 21-00138-010, 21-00138-045, 21-00138-030, 21-00138-020

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: _____

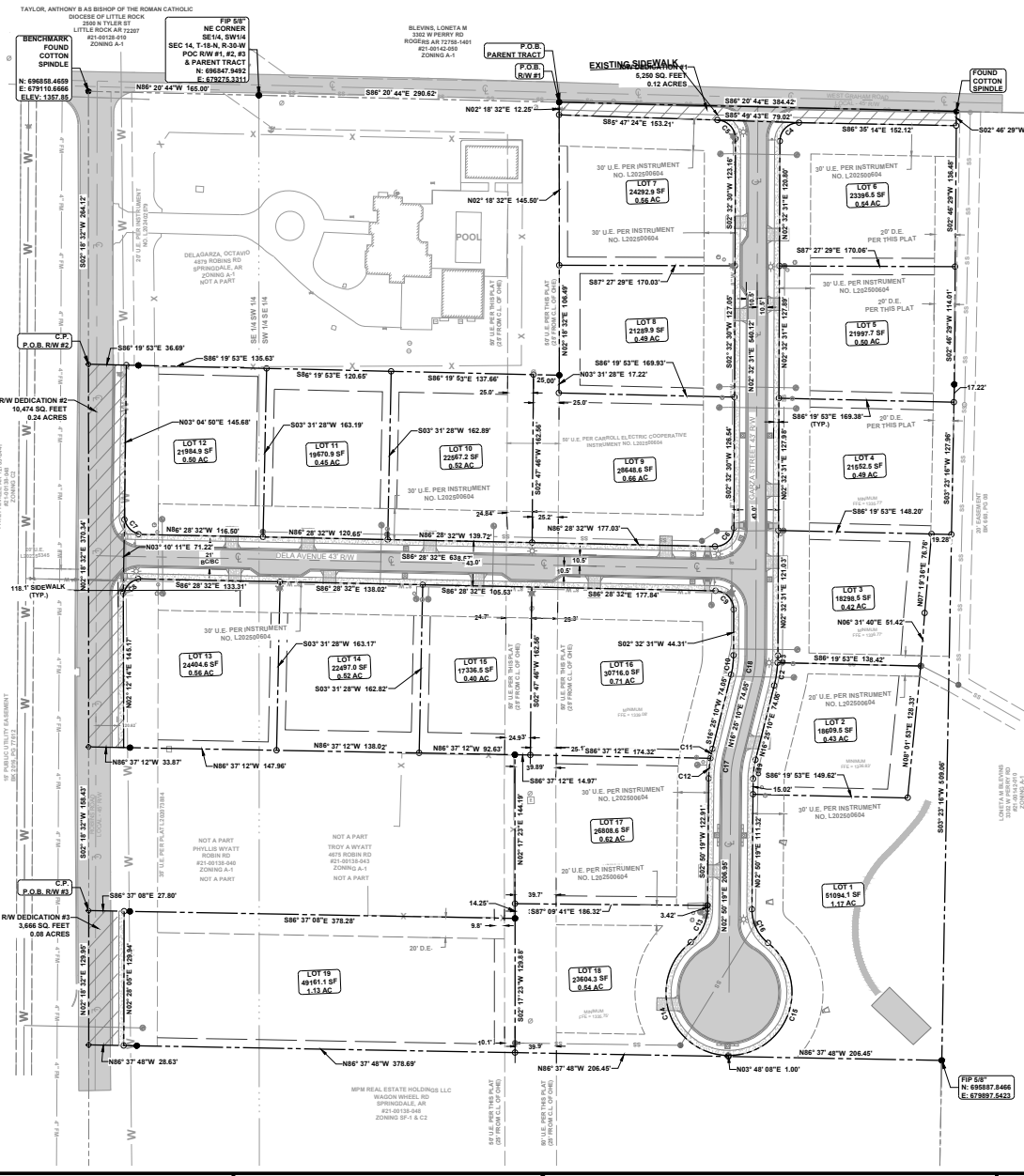
SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — No. 1889 — Phillip R. Swope — SIGNATURE

CERTIFICATE OF AUTHORIZATION — SWOPE CONSULTING — No. 2831 — ARKANSAS

DRAWN BY: H.G.M.	JOB NUMBER: 21-188
SUBMITTAL DATE: 7/21/2026	City Number: FP26-03
DRAWING NAME: 21-188pr - AB.dwg	
SHEET NUMBER: FP1.1	

r:\~swope\21-188 robins rd subdivision\as built drawings\21-188pr - ab.dwg - Plotted on 7/21/2026 10:28:32 AM @ a scale of 1:1 to dwg to pdf.pc3 by Jordan Cook



SURVEYING SYMBOLS

- SET/FOUND REBAR
- SET/FOUND MAG NAIL
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
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- GAS METER
- GAS VALVE
- GAS RISER
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- INGRESS & EGRESS EASEMENT
- UTILITY EASEMENT (U.E.)
- DRAINAGE EASEMENT (D.E.)
- BUILDING SET BACK (B.S.L.)
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- (R) RECORDED MEASUREMENT
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE
- FENCE
- TREE LINE

Recording Block

BASIS OF BEARING:
ARKANSAS STATE PLANE, COORDINATE SYSTEM, (NAD-83) NORTH ZONE.
VERTICAL DATUM IS NAD88 (ARDOT).

WEST GRAHAM ROAD - RIGHT OF WAY DEDICATION #1 SURVEY DESCRIPTION

A PART OF THE SW1/4 OF THE SE1/4, SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE1/4 OF THE SW1/4; THENCE S86°20'44"E 290.62' TO THE POINT OF BEGINNING BEING A FOUND 5/8" IRON REBAR; THENCE CONTINUING S86°20'44"E 384.42' TO A FOUND COTTON PICKER SPINDLE; THENCE S02°46'29"W 13.80 FEET TO A SET 5/8" IRON REBAR; THENCE N86°35'14"W, 152.12' TO A SET 5/8" IRON REBAR; THENCE N85°49'43"W, 79.02' SET 5/8" IRON REBAR; THENCE N85°47'24"W, 153.21' TO A SET 5/8" IRON REBAR; THENCE N02°18'32"E, 12.25' TO THE POINT OF BEGINNING, CONTAINING 5,250 SQ. FEET, 0.12 OF AN ACRE, MORE OR LESS.

ROBINS ROAD - RIGHT OF WAY DEDICATION #2 SURVEY DESCRIPTION

A PART OF THE SE1/4 OF THE SW1/4, SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE1/4 OF THE SW1/4; THENCE N86°20'44" W, 165.00 FEET TO A FOUND COTTON SPINDLE; THENCE S02°18'32"W, 264.12' TO THE POINT OF BEGINNING; THENCE S86°19'53"E, 30.42' TO SET 5/8" IRON REBAR; THENCE S03°15'44"W, 146.09' TO A SET 5/8" IRON REBAR; THENCE S02°32'24"W, 78.72' SET 5/8" IRON REBAR; THENCE S02°19'44"W, 145.35' TO A SET 5/8" IRON REBAR; THENCE N86°37'12"W, 27.62' TO A POINT; THENCE N02°18'32"E, 370.34' TO THE POINT OF BEGINNING, CONTAINING 10,474 SQ. FEET, 0.24 OF AN ACRE, MORE OR LESS.

ROBINS ROAD - RIGHT OF WAY DEDICATION #3 SURVEY DESCRIPTION

A PART OF THE SE1/4 OF THE SW1/4, SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE1/4 OF THE SW1/4; THENCE N86°20'44" W, 165.00 FEET TO A FOUND COTTON SPINDLE; THENCE S02°18'32"W, 792.89' TO THE POINT OF BEGINNING; THENCE S86°37'08"E, 27.80' SET 5/8" IRON REBAR; THENCE S01°56'34"W, 129.97' TO A SET 5/8" IRON REBAR; THENCE N86°37'48"W, 28.63' TO A POINT; THENCE N02°18'32"E, 129.95' TO THE POINT OF BEGINNING, CONTAINING 3,666 SQ. FEET, 0.08 OF AN ACRES, MORE OR LESS.

PARENT TRACT SURVEY DESCRIPTION INSTRUMENT NO. L202252930

A PART OF THE SW1/4 OF THE SE1/4 AND PART OF THE SE1/4 OF THE SW1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE1/4 OF THE SW1/4; THENCE S86°20'44"E 290.62' TO THE POINT OF BEGINNING, BEING A SET 5/8" IRON REBAR; THENCE CONTINUING S86°20'44"E 384.42' TO A FOUND COTTON PICKER SPINDLE; THENCE S02°46'29"W 264.29' TO A FOUND 5/8" IRON REBAR; THENCE S03°23'16"W 654.25' TO A FOUND 5/8" IRON REBAR; THENCE N86°37'48"W 825.48' TO A POINT; THENCE N02°18'32"E 129.95' TO A POINT; THENCE S86°37'08"E 412.54' TO A FOUND 5/8" IRON REBAR; THENCE N02°17'23"E 158.44' TO A FOUND 5/8" IRON REBAR; THENCE N86°36'51"W 412.49' TO A POINT; THENCE N02°18'32"E 370.34' TO A POINT; THENCE S86°19'53"E 455.63' TO A SET 5/8" IRON REBAR; THENCE N02°18'33"E 264.23' TO THE POINT OF BEGINNING, CONTAINING 581,864 SQ. FEET, 13.36 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

NOTES:

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2. LOTS 6-7 SHALL NOT HAVE ACCESS TO GRAHAM ROAD.
3. NO PARKING ALLOWED IN THE CUL-DE-SAC.
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7. OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR ALL COMMON AREA MAINTENANCE, INCLUDING (BUT NOT LIMITED TO) DETENTION POND (STRUCTURES AND LAWN), AND MAILBOX.
8. ALL NECESSARY ELECTRIC EASEMENTS DEEDED PER INSTRUMENT NO. L202500604

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0435J, effective September 28, 2007.

Zone SF-1 Building Setbacks	
Front/Exterior Side	30'
Side	8'
Rear	20'

SWOPE ENGINEERING
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Certificate of Authorization № 2831

FINAL PLAT FOR

LEX ESTATES SUBDIVISION

DE LA GARZA PROPERTIES LLC

ROBINS ROAD

SPRINGDALE, AR 72762

PARCEL# 21-00138-010, 21-00138-045, 21-00138-030, 21-00138-020

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — No. 1889 — SIGNATURE — Phillip R. Swope

CERTIFICATE OF AUTHORIZATION — SWOPE CONSULTING — No. 2831 — ARKANSAS

DRAWN BY:	JOB NUMBER:
H.G.M.	21-188
SUBMITTAL DATE:	City Number:
7/21/2026	FP26-03

DRAWING NAME: 21-188pr - AB.dwg

SHEET NUMBER: **FP2.0**

r:\~swope\21-188 robins rd subdivision\as built drawings\21-188pr - ab.dwg - Plotted on 7/21/2026 10:28:56 AM @ a scale of 1:1 to dwg to pdf.pc3 by Jordan Cook

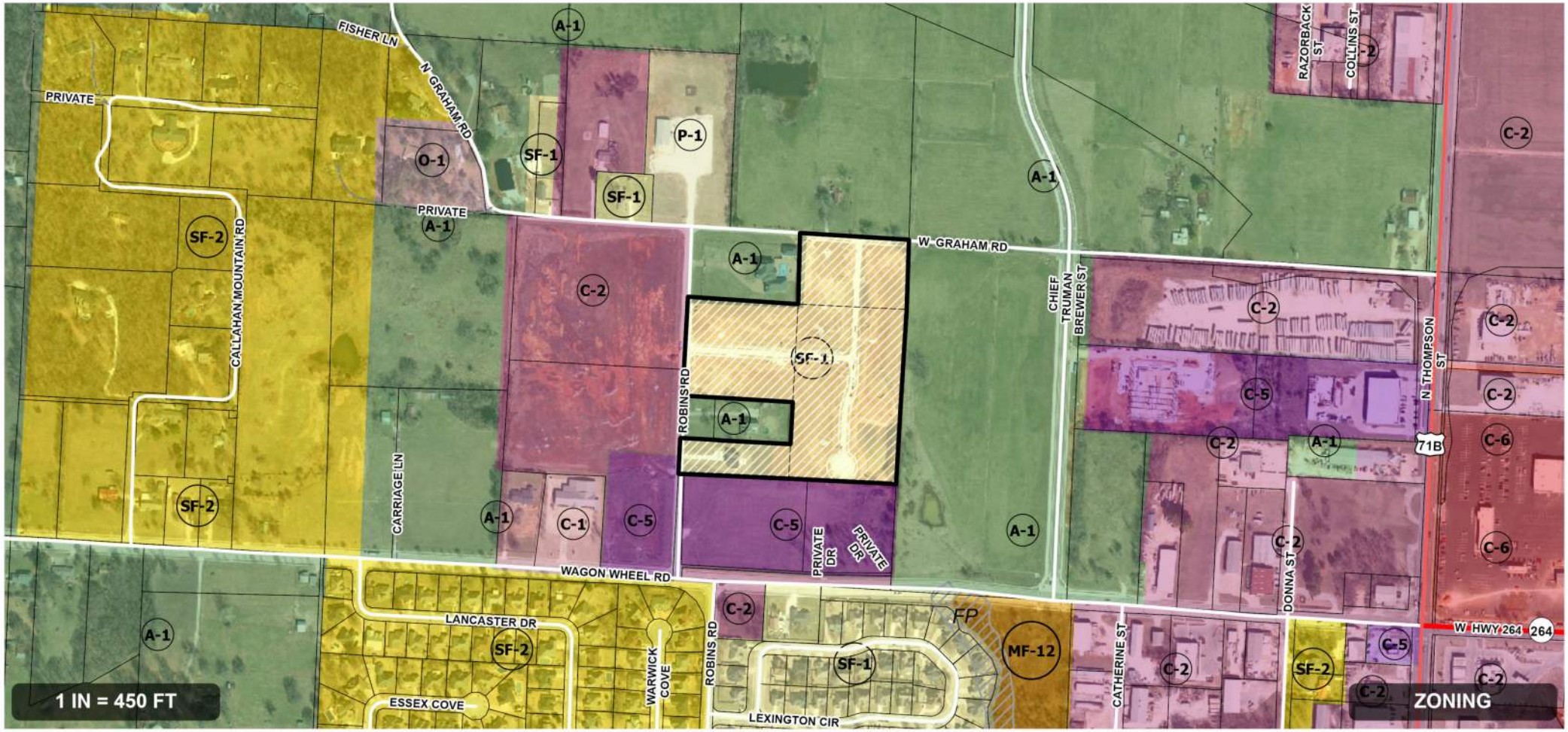
PROJECT AREA

FP26-03: Lex Estates

West of Robins Road & South of W. Graham Road

FP26-03: Final Plat

N



PROJECT AREA

FP26-03: Lex Estates

West of Robins Road & South of W. Graham Road

FP26-03: Final Plat

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: FP26-06 Final Plat Spring Creek Farms, Phase III

Final plat for a 25.6-acre property located north of HWY 612, east of Teton Trail Avenue. There are 73 total lots, 2 of which are detention lots and 1 is a proposed neighborhood amenity lot. This is based off of preliminary plat PP26-04 approved at the April 2026 planning commission meeting, and was originally heard under PP24-01 at the January 2023 planning commission meeting.

PLANNING COMMENTS
Reviewed by Nate Cole
Date Reviewed: 07.30.26

1. *This Final Plat has been given the number FP26-06. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat. (standard comment)*
2. *Submit a PDF file of the Plat with resubmission. (standard comment)*
3. *All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).*
4. *All items on the attached list must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment)*
5. *Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).*

Planning Comments
Reviewed by: Nate Cole

1. Complete bond for parking and sidewalk improvements for the proposed POA amenity lot, 129. Bond shall be finalized before approval of the final plat.
2. Provide the parent tract legal descriptions in addition to the one provided.
3. Legal description needs to be a full metes and bounds description – not only the lot number.
4. Indicate total linear feet of street being dedicated per street classification.
5. Only one certificate of transmittal, ownership and ordinance statement is required.
6. Add a resolution that "_____ has the authority to sign on behalf of Paul Pinkley Construction Inc."
7. Remove reference to zero lot line lots as none are proposed.
8. Show side setbacks on the lots and include the line type in the legend.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

No building or fire comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

	Final Plat Requirements Checklist and Procedure
	FP26-06 Spring Creek Farms Ph 3
PRIOR TO SUBMISSION*	
x	Submit Certificate of Substantial Completion to Engineering and Planning
x	Complete preliminary engineering inspection
	*Failure to address above items prior to submission may delay final plat review by staff
PRIOR TO SIGNATURES	
x	Confirm streets and drainage improvements are complete.
n/a	Submit surety bond, letter of credit or cash for 150% of the cost of remaining improvements.
x	Set monuments at all subdivision corners and bearing changes as shown on plat. Install metal pins in the asphalt at the center of all circles, cul-de-sacs, or radius points required for determination of lot lines.
x	Provide required Finished Floor Elevations on final plat
	Submit a copy of the POA bylaws - must identify maintenance responsibilities for common property, detention facilities, amenities, etc.
	Submit As-Built plans in both .pdf and .dwg formats
x	Submit Engineer's Certification that the subdivision was constructed according to plan and specification and according to City of Springdale Specifications
x	Submit Detention Certificate
x	Submit field geotechnical reports
x	Submit Engineer's statement of cost for the street and drainage improvements with itemized list of type of improvement, quantity, and construction costs for each item
	Submit one-year maintenance bond for 50% of the total cost of street and drainage improvements
	Pay the street sign installation costs to Public Works, provide receipt
	Submit certification from title company that all easements for the property are shown on the final plat
	Submit subdivider's affidavit that all labor, material, and supply costs have been paid
x	Complete Engineering Final Inspection
	Complete ROW dedication summary - see ROW Tab in this sheet
	COMMENTS:
	ROW Dedication Summary is for accounting, please fill out the second tab
	Submit signage plan to Public Works Dept if you haven't already
	Provide sidewalk exhibit with dimensions for all greenspace and sidewalks for Building Dept

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Plat Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)

Name: James Geurtz

E-mail:

Address: 813 W Meadow Ave
Springdale, AR 72764

Phone: 479-756-1266

Site/ Location: Spring Creek Farms Ph III Subdivision

Assessor's Parcel Number(s): 21-00167-338
21-00167-380
21-00167-340

Property Owner (if other than Applicant)

Name: Paul Pinkley Construction Inc

E-mail:

Address: Paul Pinkley Construction Inc
5414 W Redbud St
Rogers, AR 72758

Phone: 479-295-6848

Current Zoning: SF-2

Rezone Required: n/a

Total Acreage: 25.68

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Informal Plat
- ☐ Replat
- ☐ Preliminary Plat
- ☒ Final Plat

Submittal Criteria:

- ☒ Encouraged pre-application meeting held with the Springdale Planning Department on 4/23/26.
- ☐ Three (3) hard copies and a digital copy of proposal.
- ☒ A copy of the warranty deed indicating ownership of property, if other than a final plat.
- ☐ For a replat and preliminary plat, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

- ☐ **Informal Plat:** $50.00
- ☐ **Replat:** $250.00
- ☐ **Preliminary Plat:** $500.00
- ☒ **Final Plat:** $50.00, plus $1.00 for each lot over 50

73 total lots = $73 payment to be made

STAFF USE ONLY

Date Application Submitted: 5/29/2026

Project Number: FP26-06

Date Accepted as Complete: 7/29/2026

Receipt Number: 6151

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: James Geurtz

Signature: _____ Date: 5/28/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): Paul Pinkley Construction Inc

Signature: paul pinkley
paul pinkley (May 27, 2026 19:20:25 CDT) Date: May 27, 2026

Certificate of Transmittal, Ownership, and Ordinance:

We, _____, owners of the real estate shown and described herein, on this date, _____, do hereby dedicate the public streets and easements shown upon this plat. Said public streets and easements shall be for the benefit of the City of Springdale, Arkansas and its Franchise Utilities, a perpetual easement right, privilege, and authority to enter upon the lands of the undersigned grantor, and to place, construe(reconstruct, erect, excavate, add to, relocate, rebuild, modify, change operative voltage level, repair, replace, patrol, operate and maintain on, over, and under the described lands, and in and upon all streets, roads, highways, and other rights of way abutting said premises, underground pipelines, cables of one or more circuits to serve as service, distribution, or transmission lines, or combinations of all, to transmit gas, water, sewer, drainage (excluding detention ponds), electrical energy and communications, including but not limited to buried pipelines or buried or above ground pipeline appurtenances, cable, transformers, junction cabinets, vaults, and other appurtenances necessary thereto, together with the right of ingress and egress to and from the lines of the City and Franchise Utilities over the lands of the grantors for the purpose of installing, repairing, replacing, upgrading or otherwise accessing the utility systems to be installed in the easement, which said lands are described under the legal description on this plat.

Grantors do also hereby grant and convey to the City and Franchise Utilities the perpetual right to clear and keep clear by cutting, trimming, spraying, or removing by any other manner all brush, trees, timber, and vegetation within the defined easement. All parties agree that no structures shall be constructed within the said easement, or any shrubs, trees, or fences be planted or constructed that may interfere or endanger said utilities.

Grantors agree to make no use of, nor permit others to make any use of said easement that would reduce in clearance or in any other way interfere with the proper and safe operation and or maintenance of the utility facilities

(PRINTED COMPANY NAME IF APPLICABLE)

_____ ____ _____ _____ ____ _____

OWNER SIGNATURE PRINTED NAME OF SIGNEE DATE OWNER SIGNATURE PRINTED NAME OF SIGNEE DATE

Wes Pinkley has the authority to sign on behalf of Paul Pinkley Construction, Inc.

Certificate of Surveying Accuracy:

I, Matthew D. James, hereby certify that this Plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type, and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met..

_____ _____

Date of Execution (Signed) Matthew D. James Registered Professional Land Surveyor No. 1845, State of Arkansas

Legend

Light Pole	Exterior Property Line	Sidewalk–To Be Built With Homes
Water Valve	Lot Line	Ex. Sidewalk & Ramps
Water Meter	Adjacent Property Line	Buildable Area per this Plat adjacent to Beaver Water District 60" water line Easement
Fire Hydrant	General Easement Line	Existing Easement
Sewer Manhole Benchmark	Centerline	Easement Per This Plast
Set Chiseled "X", Sign	Water Line	
Existing Monument, Set Monument	Sanitary Sewer	
Insert, Landtle	Force Main	
	Drainage Pipe	

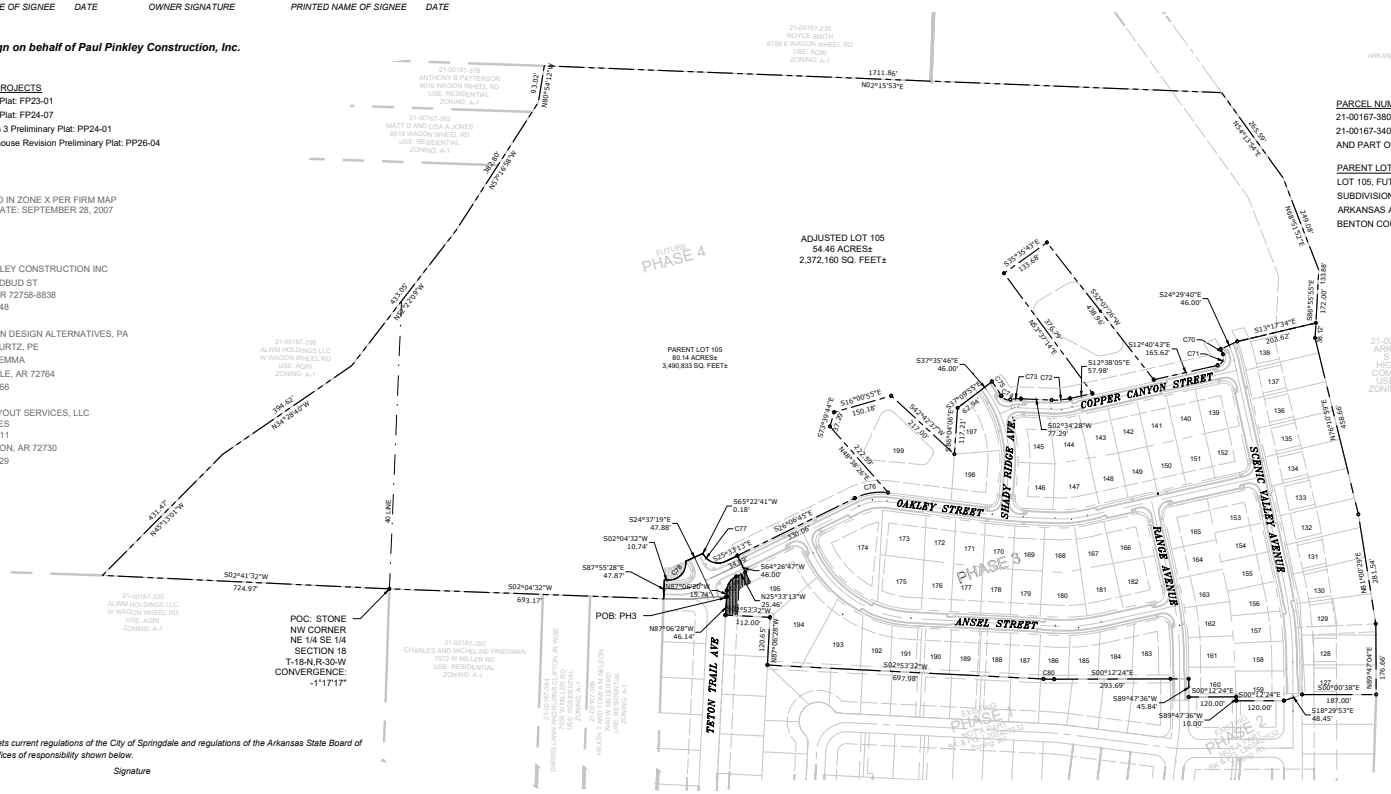
SPRINGDALE ASSOCIATED PROJECTS
Spring Creek Farms Ph 1 Final Plat: FP23-01
Spring Creek Farms Ph 2 Final Plat: FP24-07
Original Spring Creek Farms Ph 3 Preliminary Plat: PP24-01
Spring Creek Farms Ph 3 Clubhouse Revision Preliminary Plat: PP26-04

FLOOD CERTIFICATION:
THIS PROPERTY IS LOCATED IN ZONE X PER FIRM MAP #05007C0430J, EFFECTIVE DATE: SEPTEMBER 28, 2007

DEVELOPER:
PAUL PINKLEY CONSTRUCTION INC
5414 W REDBUD ST
ROGERS AR 72758-8838
479-295-6848

ENGINEER:
EARTHPLAN DESIGN ALTERNATIVES, PA
JAMES GEURTZ, PE
134 WEST EMMA
SPRINGDALE, AR 72764
479-756-1266

SURVEYOR:
JAMES LAYOUT SERVICES, LLC
MATT JAMES
P.O. BOX 611
FARMINGTON, AR 72730
479-439-9929



PARCEL NUMBERS:
21-00167-380,
21-00167-340,
AND PART OF 21-001067-338

PARENT LOT 105 DESCRIPTION
LOT 105, FUTURE PHASE III, SPRING CREEK FARMS PHASE 1 SUBDIVISION TO THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS AS SHOWN IN PLAT RECORD L202353785 OF THE BENTON COUNTY RECORDS.

Certificates of Acceptance:

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	Date	Signature
Accpetance of Dedications	_____	_____ City Clerk
	_____	_____ Mayor
Commission	_____	_____ Secretary, Planning Commission
	_____	_____ Chairman, Planning Commission
Approval for Recording	_____	_____ Director, Planning & Community Development Division
Water and Sewer	_____	_____ Engineer, Springdale Water Utilities
Streets and Drainage	_____	_____ Director of Engineering

Certificate of Transmittal, Ownership and Ordinance:

The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as shown on the plat. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on _____.

Certificate of Ownership & Dedication:

I hereon certify that I am the owner of the property described hereon and I do hereby dedicate all street, access, utility, & drainage easements to public or private use as indicated.

*Date:*_____ *Owner:* _____

Subscribed and sworn before me, this_____ day of _____,2026.

_____ _____

Notary Public *My Commission Expires*

200 0 200 400
200 SCALE GRAPHIC SCALE IN FEET

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1845
SIGNATURE
MATTHEW D. JAMES

State Filing Code:
500–18N–31W–0–07–0130–04–1845

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS
FINAL PLAT
SPRING CREEK FARMS PHASE 3

DRAWN BY: CLP
CHECKED BY: JRG
DRAWING CREATION DATE: 040125
JOB NUMBER: 2453

Earthplan Design Alternatives, PA
813 West Meadow Avenue
Springdale, Arkansas 72764
(479) 756–1266
www.edapa.com

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

JLS

1 of 3

FP26-06 (Permit # 260178) Spring Creek Farms, Phase III, Revised

P:\PROJECTS\2453\CIVIL\2453FP FINAL PLAT 1 OF 3 .DWG LAST SAVED:7/21/2026 1:31 PM PLOT DATE:7/22/2026 9:56 AM

EASEMENTS

EASEMENTS NOT LABELED AS EXISTING ARE "PER THIS PLAT"

REFERENCE:

L202444214
L202407532
2017-000022355
Center of Creek according to Bk. 2010, Pg 20275

ROADS:
ROW: 46'
BOC TO BOC: VARIES
GREENSPACE WIDTH: 3.5'
SIDEWALK WIDTH: 5'

BASIS OF BEARING:
BASIS OF BEARING: STATE PLANE SYSTEM NORTH ZONE (NAD83)
BASIS OF ELEVATION: NAVD 88

SEPTIC: NO KNOWN EXISTING WELLS AND/OR SEPTIC SYSTEM

ZONING: LOW / MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL (SF-2)

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

BUILDING SETBACKS PER (SF-2) ZONING:
FRONT BSB MIN: 30' F *(ALSO APPLIES TO BOTH STREET FRONTAGES ON CORNER LOTS WITH PUBLIC STREET FRONTAGE).*
SIDE BSB: 8'
REAR BSB: 20'

LOT DENSITY MIN: 4 LOTS/AC
LOT AREA MIN: 8,000 SF
LOT WIDTH MIN: 70' AT FRONT SETBACK LINE
BLDG HEIGHT MAX: 35'
ZERO-LOT LINE LOTS: LOT WIDTH AND AREA, BSB FRONT AND BACK ARE SAME AS LISTED ABOVE. SIDE BSB ARE AS FOLLOWS: INTERIOR SIDE BSB: 16/0

TRASH COLLECTION: CURBSIDE PICKUP

Legend

- Light Pole
- Water Valve
- Water Meter
- Fire Hydrant
- Sewer Manhole / Benchmark
- Set Chiseled "X", Sign
- Existing Monument, Set Monument
- Insert, Landtie
- Exterior Property Line
- Lot Line
- Adjacent Property Line
- General Easement Line
- Centerline
- Water Line
- Sanitary Sewer
- Force Main
- Drainage Pipe
- Sidewalk–To Be Built With Homes
- Ex. Sidewalk & Ramps
- Buildable Area per this Plat adjacent to Beaver Water District 60' water line Easement
- Existing Easement
- Easement Per This Plast

100 0 100 200
100 SCALE GRAPHIC SCALE IN FEET

LOTS:

70 RESIDENTIAL SINGLE FAMILY LOTS
2 STORM WATER DETENTION LOTS
1 NEIGHBORHOOD POOL HOUSE LOT

STREET NAME CHANGE:

PETITION TO RENAME HILLCREST TERRACE TO OAKLEY STREET HAS BEEN SUBMITTED

TOTAL LINEAR FEET OF STREET BEING DEDICATED:

4,853.00 L.F. - MSP LOCAL STREET

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

FINAL PLAT
SPRING CREEK FARMS PHASE 3

DRAWN BY: CLP
CHECKED BY: JRG
DRAWING CREATION DATE: 040125
JOB NUMBER: 2453

FP26-06 (Permit # 260178) Spring Creek Farms, Phase III, Revised

Earthplan Design Alternatives, PA
civil engineering / landscape architecture
(479) 756-1266
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813 West Meadow Avenue
Springdale, Arkansas 72764

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

JLS

2 of 3

P:\PROJECTS\2453\CIVIL\2453FP FINAL PLAT 2,3 & LIGHTING PLAN.DWG LAST SAVED:7/22/2026 9:55 AM PLOT DATE:7/22/2026 9:56 AM

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.16	41.60	62°12'04"	N56°19'58"W	42.98
C2	33.77	21.50	90°00'00"	N19°03'22"E	30.41
C3	58.88	315.00	10°42'38"	N58°42'02"E	58.80
C4	76.39	315.00	13°53'43"	N46°23'52"E	76.21
C5	75.93	315.00	13°48'39"	N32°32'41"E	75.75
C6	78.11	315.00	14°12'25"	N18°32'08"E	77.91
C7	46.12	315.00	8°23'18"	N07°14'17"E	46.08
C8	27.04	500.00	3°05'56"	S01°20'34"W	27.04
C9	38.36	450.00	4°53'04"	N00°35'48"E	38.35
C10	76.14	450.00	9°41'40"	N06°41'33"W	76.05
C11	34.35	20.50	96°00'42"	N35°27'26"E	30.47
C12	78.44	704.00	6°23'02"	N86°39'40"E	78.40
C13	33.81	21.50	90°06'00"	S57°35'41"E	30.43
C14	31.55	404.00	4°28'27"	S10°18'28"E	31.54
C15	78.33	404.00	11°06'34"	S02°30'57"E	78.21
C16	87.42	269.00	18°37'15"	S12°21'16"W	87.04
C17	199.02	269.00	42°23'28"	S42°51'38"W	194.52
C18	32.20	20.50	90°00'00"	N70°56'38"W	28.99
C19	51.41	104.00	28°19'24"	N11°46'57"W	50.89
C20	8.58	104.00	4°43'32"	N04°44'31"E	8.57
C21	60.65	1023.00	3°23'48"	N05°24'10"E	60.64
C22	20.25	1023.00	1°08'03"	N03°08'14"E	20.25

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C23	50.49	333.00	8°41'16"	N01°46'17"W	50.44
C24	37.89	333.00	6°31'09"	N09°22'30"W	37.87
C25	33.77	21.50	89°59'24"	N32°21'37"E	30.40
C26	48.90	749.50	3°44'17"	S87°58'55"W	48.89
C27	75.75	749.50	5°47'27"	S83°13'03"W	75.72
C28	38.81	749.50	2°58'00"	S78°50'19"W	38.80
C29	25.92	16.50	90°00'36"	N57°38'23"W	23.34
C30	33.77	21.50	90°00'03"	N32°21'57"E	30.41
C31	73.76	947.00	4°27'45"	N79°35'51"E	73.74
C32	76.04	947.00	4°36'02"	N84°07'44"E	76.02
C33	54.97	947.00	3°19'33"	N88°05'32"E	54.96
C34	69.87	993.00	4°01'53"	N87°44'21"E	69.85
C35	79.90	993.00	4°36'36"	N83°25'06"E	79.88
C36	64.94	993.00	3°44'50"	N79°14'23"E	64.93
C37	46.14	223.00	11°51'16"	N71°26'17"E	46.06
C38	31.42	20.00	89°59'57"	N57°38'03"W	28.28
C39	76.98	290.00	15°12'32"	N05°01'49"W	76.75
C40	34.54	21.50	92°03'33"	N48°36'14"E	30.95
C41	18.14	322.69	3°13'16"	S86°57'14"E	18.14
C42	90.53	322.69	16°04'28"	N83°23'54"E	90.24
C43	37.42	20.00	107°12'47"	S51°01'56"E	32.20
C44	59.19	223.00	15°12'30"	S05°01'48"E	59.02

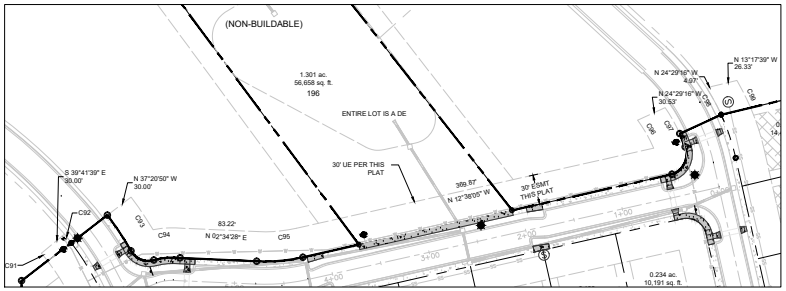
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C45	31.42	20.00	90°00'03"	S32°21'57"W	28.28
C46	14.55	177.00	4°42'31"	N67°52'00"E	14.54
C47	34.12	21.50	90°55'11"	S64°19'18"E	30.65
C48	46.98	177.00	15°12'32"	S05°01'49"E	46.85
C49	26.86	69.84	22°02'04"	S04°50'03"E	26.69
C50	26.80	20.00	76°47'07"	S21°56'27"W	24.84
C51	43.30	323.00	7°40'50"	S56°29'35"W	43.27
C52	158.38	276.46	32°49'29"	N69°03'48"E	156.22
C53	44.39	276.46	9°12'01"	S89°55'27"E	44.34
C54	32.28	20.00	92°28'08"	S39°07'56"E	28.89
C55	86.52	150.00	33°02'55"	S09°25'12"E	85.33

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C91	10.00	243.66	2°21'08"	N51°28'31"E	10.00
C92	11.31	276.48	2°20'38"	N51°28'40"E	11.31
C93	39.72	353.00	6°26'51"	N55°52'36"E	39.70
C94	22.95	93.00	14°08'29"	N04°29'47"W	22.90
C95	39.02	147.00	15°12'32"	N05°01'49"W	38.91
C96	32.61	147.00	12°42'43"	S60°05'33"W	32.55
C97	30.15	177.00	9°45'30"	N60°37'59"E	30.11
C98	30.09	223.00	7°43'48"	S61°38'45"W	30.06
C99	30.85	253.00	6°59'09"	N63°21'35"E	30.83

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C70	14.54	1038.43	0°48'09"	N67°51'59"E	14.54
C71	34.12	21.50	90°55'11"	S64°19'18"E	30.65
C72	46.98	177.00	15°12'32"	S05°01'49"E	46.85
C73	26.86	69.84	22°02'04"	S04°50'03"E	26.69
C74	26.80	20.00	76°47'07"	S21°56'27"W	24.84
C75	43.30	323.00	7°40'50"	S56°29'35"W	43.27
C76	86.52	150.00	33°02'50"	S09°25'13"E	85.32
C77	66.66	42.00	90°56'09"	S19°54'44"W	59.88
C78	72.94	42.00	99°30'00"	S47°40'09"E	64.11
C79	45.12	42.00	61°32'59"	N56°19'51"W	42.98
C80	27.04	500.00	3°05'56"	S01°20'34"W	27.04

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°29'10"W	70.07
L2	S05°53'16"E	54.42
L3	S00°02'04"W	34.35

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C100	84.02	352.65	13°39'05"	S84°41'17"W	83.82



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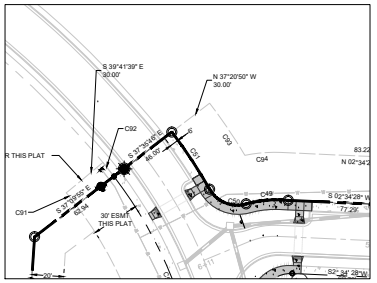

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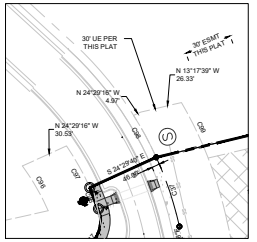

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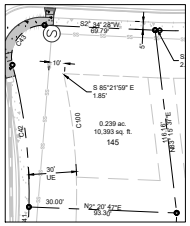

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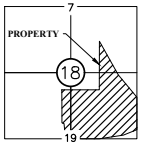


T18N, R30W

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, Document Number L202407532 at the Office of the Circuit Clerk Benton County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
8. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
10. Subsurface and environmental conditions were not examined nor considered a part of this survey.
11. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
12. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
13. (BY GRAPHICAL PLOTTING ONLY)
    This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0430J. Revised date September 9/28/2007

VICMAP
VICINITY MAP
NOT TO SCALE

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

FINAL PLAT

SPRING CREEK FARMS PHASE 3

DRAWN BY:	CLP	CHECKED BY:	JRG
DRAWING CREATION DATE:			040125
JOB NUMBER:	2453		

Earthplan Design Alternatives, PA
civil engineering / community development
(479) 756-1266
www.edpa.com
813 West Meadow Avenue
Springdale, Arkansas 72764

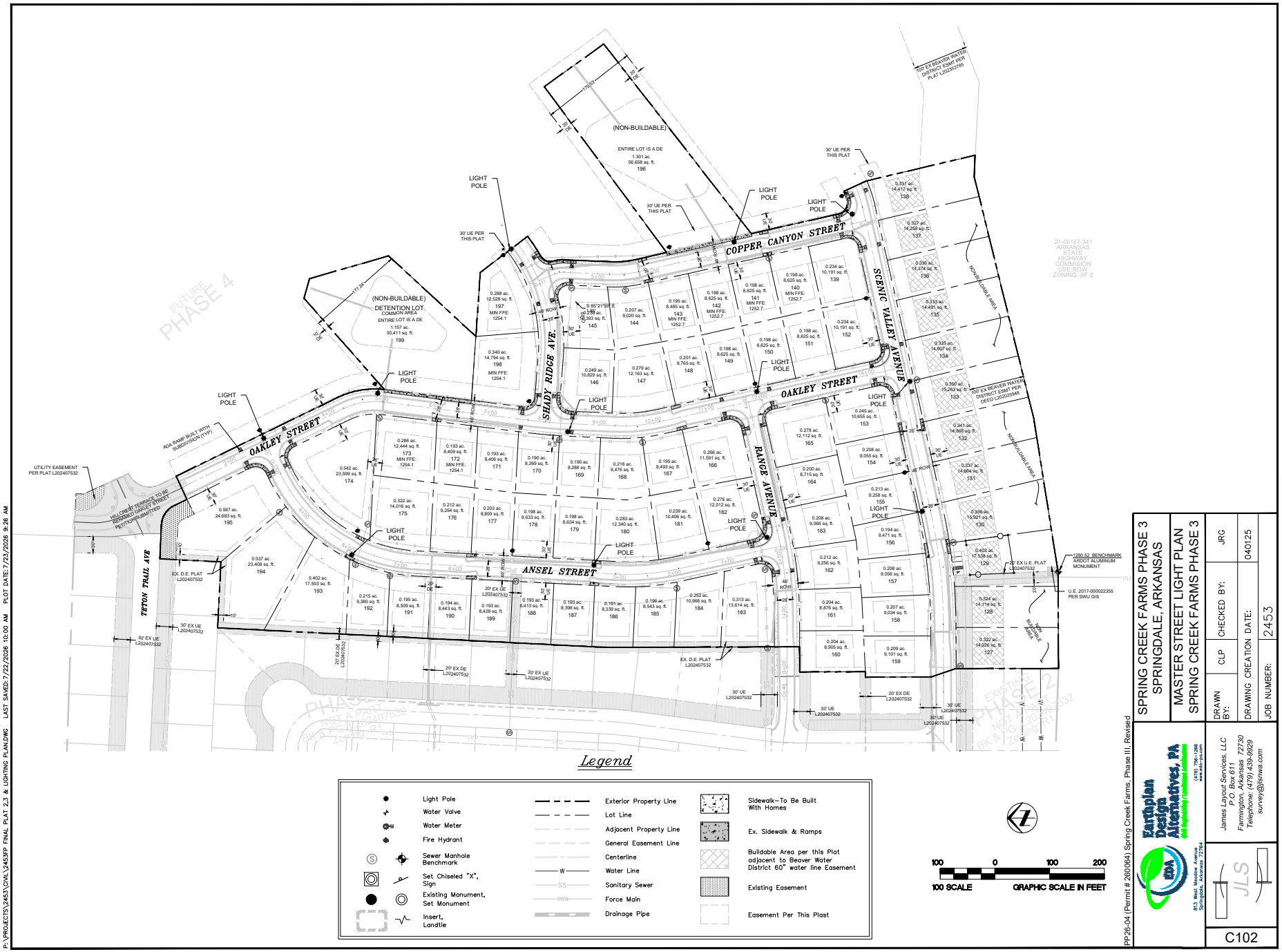
James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

JLS

3 of 3

FP26-06 (Permit # 260178) Spring Creek Farms, Phase III, Revised

P:\PROJECTS\2453\CIVIL\2453FP FINAL PLAT 2,3 & LIGHTING PLAN.DWG LAST SAVED:7/22/2026 9:55 AM PLOT DATE:7/22/2026 9:56 AM



Legend

- Light Pole
- Water Valve
- Water Meter
- Fire Hydrant
- Sewer Manhole / Benchmark
- Set Chiseled "X", Sign
- Existing Monument, Set Monument
- Insert, Landtile
- Exterior Property Line
- Lot Line
- Adjacent Property Line
- General Easement Line
- Centerline
- Water Line
- Sanitary Sewer
- Force Main
- Drainage Pipe
- Sidewalk–To Be Built With Homes
- Ex. Sidewalk & Ramps
- Buildable Area per this Plat adjacent to Beaver Water District 60" water line Easement
- Existing Easement
- Easement Per This Plast

100 0 100 200
100 SCALE GRAPHIC SCALE IN FEET

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS
MASTER STREET LIGHT PLAN
SPRING CREEK FARMS PHASE 3

DRAWN BY:	CLP	CHECKED BY:	JRG
DRAWING CREATION DATE:		040125	
JOB NUMBER:	2453		

PP26-04 (Permit # 260064) Spring Creek Farms, Phase III, Revised

Earthplan Design Alternatives, PA
813 West Meadow Avenue, Springdale, Arkansas 72764
(479) 756-1266 www.dea-pa.com

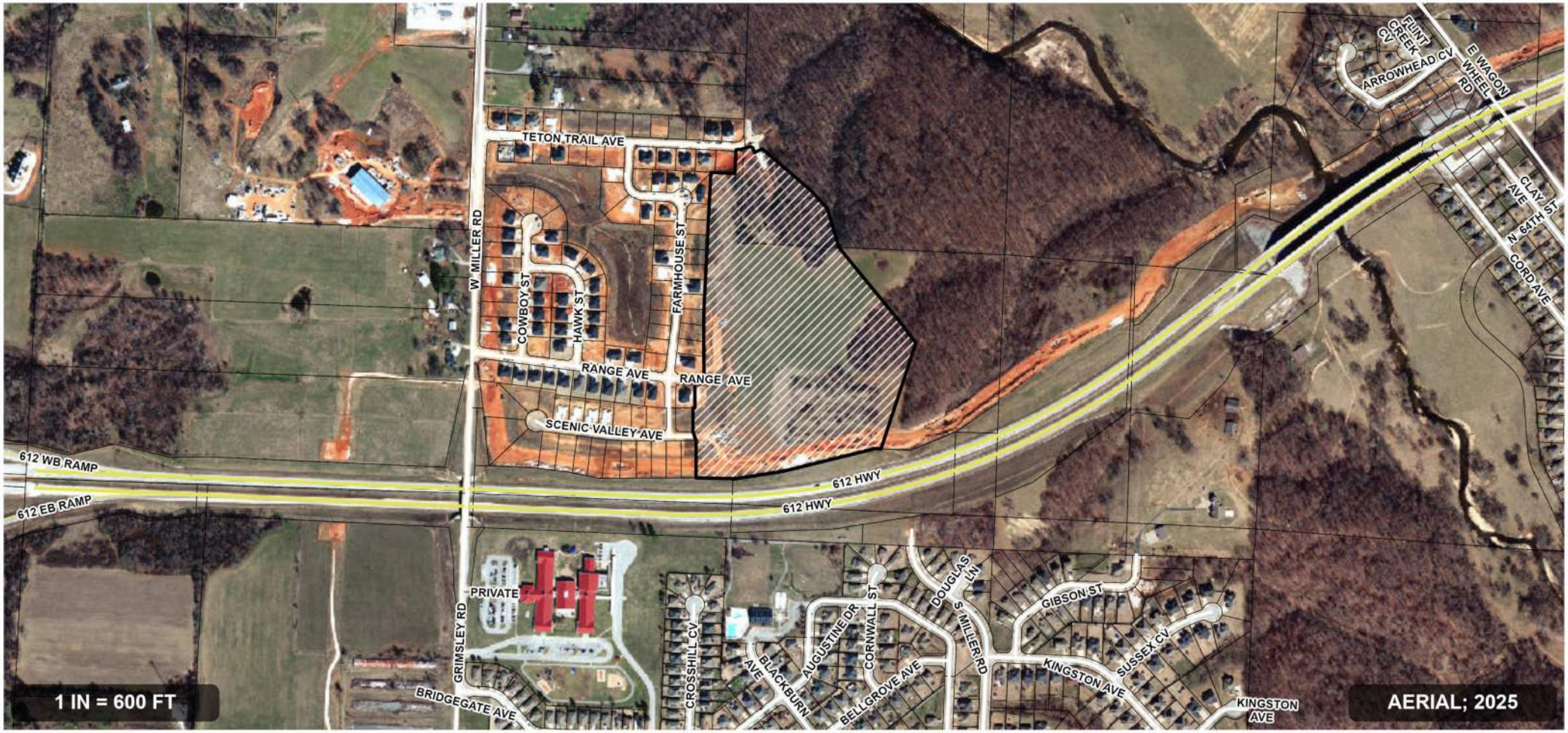
James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

JLS

C102

P:\PROJECTS\2453\CIVIL\2453FP FINAL PLAT 2,3 & LIGHTING PLAN.DWG LAST SAVED:7/22/2026 10:00 AM PLOT DATE:7/23/2026 9:26 AM

Return to Agenda



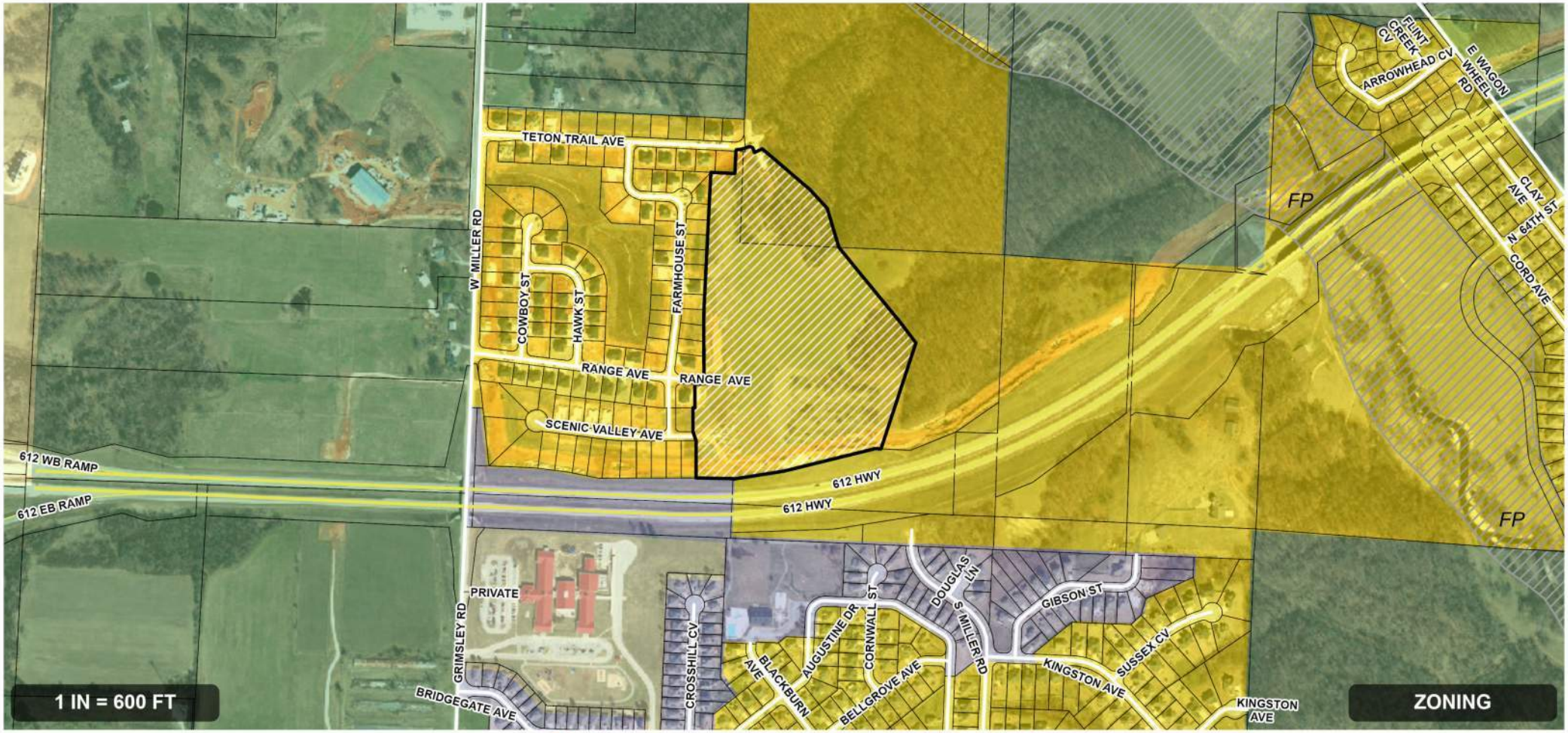
PROJECT AREA

FP26-06: Spring Creek Farms, Phase III

Teton Trail Avenue

FP26-06: Final Plat

N



PROJECT AREA

FP26-06: Spring Creek Farms, Phase III

Teton Trail Avenue

FP26-06: Final Plat

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: FP26-07 Final Plat Chapel Grove, Phase I

Final plat proposed for a 36-acre property located at the northeast corner of Marchant Road and Kelly Road. This is phase I of II of the preliminary plat (PP23-12) approved at the August 1st, 2023 planning commission meeting, containing a total of 111 buildable lots. Phase I proposes 61 total lots, 58 buildable and 3 of which are unbuildable tracts. The proposed single-family lots range in size from 7,000 square-feet to 28,000 square-feet.

PLANNING COMMENTS

Reviewed by Sarah Curry
Date Reviewed: 07.30.26

Standard Comments

1. This Final Plat has been given the number FP26-07. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat. *(standard comment)*
2. Submit a PDF file of Plat with written comment responses with resubmission. *(standard comment)*
3. All comments from the utility companies and other city departments must be addressed prior to final acceptance *(standard comment).*
4. Noted: Cohesive subdivision fencing on Marchant and Kelly Road is provided for Ph. I and will be maintained by the POA.
5. Noted: Sign permit is required for proposed monument sign on Lot 11.
6. Noted: Street names must be approved by GIS prior to City Council approval.

Project-Specific Comments

7. Update Cover Sheet to reflect Tract D within Ph. I.
8. Zoning Data should be updated to include the Ordinance number and City Council meeting date. *"Parent tract was rezoned from A-1 to SF-3 per Rezoning R23-19 at the May 2, 2023 Planning Commission Meeting and per Ordinance 5844 at the May 23, 2023 City Council Meeting"* Update the language referring to the zoning ordinance. *"Refer to Code of Ordinances of The City of Springdale"*
9. Provide an additional sheet which shows the lot lines, lot numbers, setbacks, sidewalks, and easements.
10. Revise rear setback and utility easement callouts to delineate the building setback distance and the utility easement distances.
11. Verify with Springdale Water Utilities that all easement acquisitions and notes pertaining to are agreed upon and or filed prior to City Council approval.
12. Add a note that no fences may be constructed within a drainage easement.
13. Update Legend to include street trees.
14. POA Easement shall be shown for the proposed subdivision monument sign located within Lot 11.
15. Traffic management concerns were identified with the two (2) proposed community mailbox locations, work with Staff to find a suitable location and establish associated easements.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

No building or fire comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

	Final Plat Requirements Checklist and Procedure
	FP26-07 Chapel Grove Ph 1
PRIOR TO SUBMISSION*	
x	Submit Certificate of Substantial Completion to Engineering and Planning
x	Complete preliminary engineering inspection
	*Failure to address above items prior to submission may delay final plat review by staff
PRIOR TO SIGNATURES	
	Confirm streets and drainage improvements are complete.
	Submit surety bond, letter of credit or cash for 150% of the cost of remaining improvements.
	Set monuments at all subdivision corners and bearing changes as shown on plat. Install metal pins in the asphalt at the center of all circles, cul-de-sacs, or radius points required for determination of lot lines.
	Provide required Finished Floor Elevations on final plat
	Submit a copy of the POA bylaws - must identify maintenance responsibilities for common property, detention facilities, amenities, etc.
	Submit As-Built plans in both .pdf and .dwg formats
	Submit Engineer's Certification that the subdivision was constructed according to plan and specification and according to City of Springdale Specifications
	Submit Detention Certificate
	Submit field geotechnical reports
	Submit Engineer's statement of cost for the street and drainage improvements with itemized list of type of improvement, quantity, and construction costs for each item
	Submit one-year maintenance bond for 50% of the total cost of street and drainage improvements
	Pay the street sign installation costs to Public Works, provide receipt
	Submit certification from title company that all easements for the property are shown on the final plat
	Submit subdivider's affidavit that all labor, material, and supply costs have been paid
	Complete Engineering Final Inspection
	Complete ROW dedication summary - see ROW Tab in this sheet
	PLAT COMMENTS:
	Update Street Classification Info - streets are considered just "local"
	Please show the dedicated street information on the next tab on this spreadsheet
	Add note that Lots 47-57 shall not have access to Marchant Road
	Provide sidewalk exhibit with dimensions for all greenspace and sidewalks for Building Dept
	Submit signage plan to Public Works Dept if you haven't already

SPRINGDALE
WE'RE MAKING IT HAPPEN

Plat Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Jennifer Watkins	Name: Seth Johnson
E-mail:	E-mail:
Address: 225 N. Bloomington St. Lowell, AR 72745	Address: 600 Whitten Rd Centerton, AR 72719
Phone: 918-302-8511	Phone: 417.952.0047
Site/ Location: Marchant Rd & Kelly Rd.	Current Zoning: SF-3 High Density Single-Family Residential District
Assessor's Parcel Number(s): 21-0027-320	Rezone Required:
	Total Acreage: 36.06

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Informal Plat
- ☐ Replat
- ☐ Preliminary Plat
- ☒ Final Plat

Submittal Criteria:

- ☐ Encouraged pre-application meeting held with the Springdale Planning Department on _____.
- ☐ Three (3) hard copies and a digital copy of proposal.
- ☐ A copy of the warranty deed indicating ownership of property, if other than a final plat.
- ☐ For a replat and preliminary plat, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

- ☐ **Informal Plat:** $50.00
- ☐ **Replat:** $250.00
- ☐ **Preliminary Plat:** $500.00
- ☐ **Final Plat:** $50.00, plus $1.00 for each lot over 50

STAFF USE ONLY

Date Application Submitted: 06/25/2026 Project Number: FP26-07

Date Accepted as Complete: 07/24/2026 Receipt Number: 6464

Return to Agenda

Indicate person of contact for this request: Applicant/Representative ☐ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Seth Johnson

Signature: Seth Johnson Date: 6/24/26

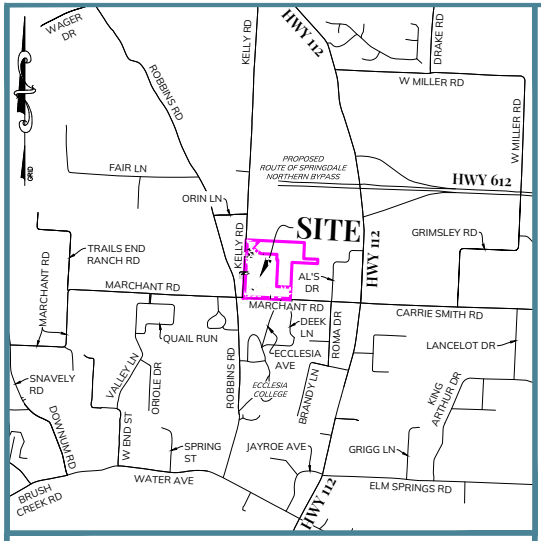
Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): _____

Signature: _____ Date: _____

FINAL PLAT OF CHAPEL GROVE, PHASE 1
CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS
CREATING LOTS 1-58 AND TRACTS A-B, D



VICINITY MAP
SE1/4 NW1/4 AND SW1/4 NE1/4, SECTION 24, T18N, R31W
SCALE: 1 INCH = 2,000 U.S. SURVEY FEET

OWNER
SCHUBER MITCHELL HOMES, LLC
PO BOX 308
WEBB CITY, MO 64870

DEVELOPER
LAND DEVELOPMENT GROUP, LLC
6031 N MAIN STREET RD #183
WEBB CITY, MO 64870

SURVEYOR
OWN, INC.
5311 W VILLAGE PKWY
ROGERS, AR 72758
(479) 286-8181

ENGINEER
OWN, INC.
811 E 3RD ST
JOPLIN, MO 64801
(417) 782-7399

TABLE OF LOTS AND TRACTS

58	BUILDABLE LOTS
3	NON-BUILDABLE TRACTS
61	TOTAL

PARENT TRACT'S AREA BY QUARTER-QUARTER

SE1/4 NW1/4, SECTION 24, T18N, R31W:	1,539,288 SQ. FT. ± OR 35.34 AC. ±
SW1/4 NE1/4, SECTION 24, T18N, R31W:	31,410 SQ. FT. ± OR 0.72 AC. ±
TOTAL:	1,570,698 SQ. FT. ± OR 36.06 AC. ±

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PARENT TRACT IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 05007C0430J, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. THE PARENT TRACT IS NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

RECORD DESCRIPTION OF PARENT TRACT (PARCEL NO.: 21-00273-320)

PER DEED RECORDED AS INSTRUMENT NO. L202311255:

COMMENCING AT A POINT N 87°29'02" W 262.68 FEET OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 31 WEST TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, N 87°29'02" W 1084.09 FEET; THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER N 03°21'26" E 1326.08 FEET; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER S 87°13'25" E 1327.06 FEET; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER S 02°30'19" W 364.91 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, S 87°33'26" E 320.29 FEET; THENCE S 02°26'34" W 98.91 FEET; THENCE N 87°16'11" W 320.41 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N 87°16'11" W 262.68 FEET; THENCE S 02°30'19" W 858.68 FEET; TO THE POINT OF BEGINNING, BENTON COUNTY, ARKANSAS, CONTAINING 35.31 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF PARENT TRACT (PARCEL NO.: 21-00273-320)

PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4, SECTION 24, TOWNSHIP 18 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND RAILROAD SPIKE FOR THE SOUTHEAST CORNER OF SAID NW1/4, THE SAME BEING THE CENTER OF SAID SECTION 24; THENCE ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NW1/4, N87°31'11"W 262.68 FEET TO A SET MAG NAIL WITH WASHER STAMPED "PLS 1759" FOR THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE, N87°31'11"W 1077.20 FEET TO A FOUND MAG NAIL FOR THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NW1/4; THENCE ALONG THE WEST LINE OF SAID SE1/4 OF THE NW1/4, N03°05'02"E 1326.57 FEET TO A FOUND BOLT FOR THE NORTHWEST CORNER OF SAID SE1/4 OF THE NW1/4; THENCE ALONG THE NORTH LINE OF SAID SE1/4 OF THE NW1/4, S87°15'54"E 1326.83 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1181 BUESCHER" FOR THE NORTHEAST CORNER OF SAID SE1/4 OF THE NW1/4, THE SAME BEING THE NORTHWEST CORNER OF SAID SW1/4 OF THE NE1/4; THENCE ALONG THE EAST LINE OF SAID SE1/4 OF THE NW1/4, S02°31'12"W 365.78 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE DEPARTING SAID EAST LINE, S87°33'13"E 320.10 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE S02°26'47"W 98.91 FEET TO SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE N87°15'58"W, AT A DISTANCE OF 320.23 FEET PASSING THE EAST LINE OF SAID SE1/4 OF THE NW1/4, AND CONTINUING FOR A TOTAL DISTANCE OF 583.09 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE S02°30'29"W 858.68 FEET TO THE POINT OF BEGINNING, CONTAINING 1,570,698 SQUARE FEET OR 36.06 ACRES, MORE OR LESS. SUBJECT TO THE NORTH RIGHT OF WAY OF MARCHANT ROAD, THE EAST RIGHT OF WAY OF KELLY ROAD, AND ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF RIGHT OF WAY DEDICATED

PART OF THE SE1/4 OF THE NW1/4, SECTION 24, TOWNSHIP 18 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND RAILROAD SPIKE FOR THE SOUTHEAST CORNER OF SAID NW1/4, THE SAME BEING THE CENTER OF SAID SECTION 24; THENCE ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NW1/4, N87°31'11"W 262.68 FEET TO A SET MAG NAIL WITH WASHER STAMPED "PLS 1759" FOR THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE, N87°31'11"W 1077.20 FEET TO A FOUND MAG NAIL FOR THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NW1/4; THENCE ALONG THE WEST LINE OF SAID SE1/4 OF THE NW1/4, N03°05'02"E 1326.57 FEET TO A FOUND BOLT FOR THE NORTHWEST CORNER OF SAID SE1/4 OF THE NW1/4; THENCE ALONG THE NORTH LINE OF SAID SE1/4 OF THE NW1/4, S87°15'54"E 32.50 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE DEPARTING SAID NORTH LINE, S03°05'02"W 1292.65 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE S88°04'30"E 281.71 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE S87°26'38"E 762.66 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE S02°30'29"W 35.50 FEET TO THE POINT OF BEGINNING, CONTAINING 80,470 SQUARE FEET OR 1.85 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

CERTIFICATE OF TRANSMITTAL & OWNERSHIP

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW.

SIGNATURE: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

STATE OF _____

COUNTY OF _____

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ACCEPTANCE

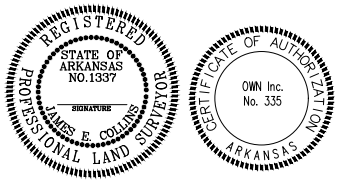
THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	_____	_____ CITY CLERK
	_____	_____ MAYOR
COMMISSION	_____	_____ SECRETARY, PLANNING COMMISSION
APPROVAL FOR RECORDING	_____	_____ CHAIRMAN, PLANNING COMMISSION
COMMUNITY DEVELOPMENT	_____	_____ DIRECTOR, COMMUNITY DEVELOPMENT DIVISION
WATER AND SEWER	_____	_____ ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	_____	_____ CITY ENGINEER

CERTIFICATE OF SURVEY ACCURACY

I, JIM E. COLLINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

_____ _____
JIM COLLINS DATE
REGISTERED LAND SURVEYOR
NO. 1759
STATE OF ARKANSAS



STATE PLAT CODE: 500-18N-31W-0-24-104-04-1759

NOTES

1. BASIS OF BEARINGS: GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000).
2. BASIS OF ELEVATIONS: NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000). SITE BENCHMARK IS A 5/8-INCH REBAR WITH A CONTROL CAP LOCATED NEAR THE SOUTHEAST CORNER OF THE PARENT TRACT, AT: N:694169.54', E:652687.75', EL:1275.55'.
3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. THE PARENT TRACT IS LOCATED WITHIN THE CITY LIMITS OF SPRINGDALE, BENTON COUNTY, ARKANSAS.
5. THIS PLAT REPRESENTS THE FINAL PLAT OF CHAPEL GROVE, PHASE 1 TO THE CITY OF SPRINGDALE, THE PARENT TRACT OF WHICH IS BENTON COUNTY PARCEL NUMBER 21-00273-320 AND IS DESCRIBED IN THE DEED RECORDED AS INSTRUMENT NO. L202311255 IN THE LAND RECORDS OF BENTON COUNTY.
6. CHAPEL GROVE, PHASE 1 CONSISTS OF 58 BUILDABLE LOTS AND 3 NON-BUILDABLE TRACTS.
7. A TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR. THE TITLE COMMITMENT WAS FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY; THE ISSUING AGENT WAS GREAT AMERICAN TITLE OF ARKANSAS, LLC; THE ISSUING OFFICE FILE NO. WAS A23-136063; AND THE COMMITMENT DATE WAS FEBRUARY 3, 2023 AT 08:00 AM. EXISTING EASEMENTS SHOWN HEREON ARE FROM THAT TITLE COMMITMENT.
8. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
9. PER THE CITY OF SPRINGDALE'S 2023 MASTER STREET PLAN, THE ADJACENT PORTION OF MARCHANT RD IS DESIGNATED AS AN ARTERIAL WITH A RIGHT OF WAY WIDTH OF 100 FEET, WHILE THE ADJACENT PORTION OF KELLY RD IS DESIGNATED AS A COLLECTOR WITH A RIGHT OF WAY WIDTH OF 65 FEET.
10. ACCESS FOR ALL LOTS SHALL BE RESTRICTED TO INTERIOR STREETS.
11. NO FENCES MAY BE CONSTRUCTED WITHIN DRAINAGE EASEMENTS.
12. BY GRAPHIC PLOTTING ONLY, USING THE U.S. FISH & WILDLIFE SERVICE'S WETLANDS MAPPER, THERE ARE WETLANDS LOCATED UPON THE PARENT TRACT. SURVEYOR IS UNAWARE OF ANY PROGRESS TOWARDS OR COMPLETION OF A WETLANDS DETERMINATION OR DELINEATION. A WETLANDS ASSESSMENT MAY BE REQUIRED PRIOR TO CONSTRUCTION.
13. THERE ARE NO EXISTING KNOWN OR FOUND SEPTIC SYSTEMS OR WELLS LOCATED UPON THE PARENT TRACT.
14. PROPOSED RIGHTS OF WAY AND PROPOSED EASEMENTS ARE AS SHOWN HEREON AND ARE DEDICATED BY THE CERTIFICATE OF OWNERSHIP.
15. ALL INTERIOR STREETS ARE LOCAL STREETS WITH PARKING ON 1 SIDE AND WITH A RIGHT OF WAY WIDTH OF 46 FEET, IN ACCORDANCE WITH THE CITY OF SPRINGDALE'S 2023 MASTER STREET PLAN.
16. TRACT A AND TRACT B SHALL HAVE BLANKET DRAINAGE EASEMENTS ON, OVER, AND ACROSS SAID TRACTS, PER THIS PLAT.
16. TRACT C SHALL HAVE A BLANKET SANITARY SEWER EASEMENT ON, OVER, AND ACROSS SAID TRACT, PER THIS PLAT.
17. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
18. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ARKANSAS ONE CALL TICKET 230228-0288.

OWN
Engineering beyond.™
5311 W. VILLAGE PKWY
ROGERS, AR 72758
479.286.8181
WEAREOWN.COM
FORMERLY ANDERSON ENGINEERING

DRAWING INFO.	
FIELD BY:	NKN/KLM
DRAWN BY:	KLM/WP
CHECK BY:	JW
DATE:	07/23/26
FIELD BOOK:	
JOB NUMBER:	23J010094

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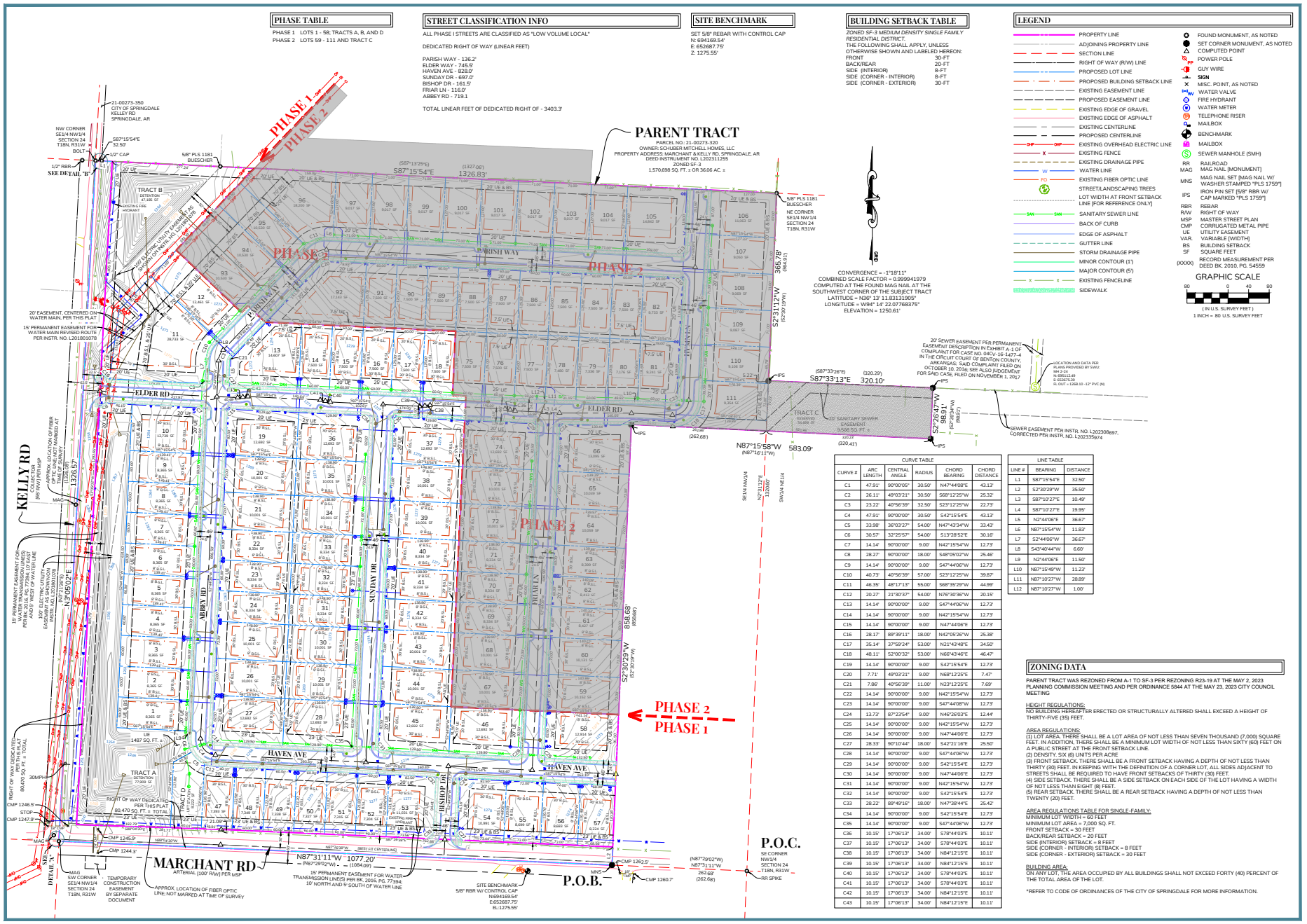
REVISIONS			
NO.	DESCRIPTION	BY	DATE

SCHUBER MITCHELL HOMES
FINAL PLAT
CHAPEL GROVE
PHASE 1
MARCHANT RD & KELLY RD
CITY OF SPRINGDALE
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0394
FP26-07
SHEET NUMBER
1 OF 2

Return to Agenda



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DRAWING INFO.

FIELD BY:	NKN / KLM
DRAWN BY:	KLM
CHECKED BY:	NKN
DATE:	05/23/2023
FIELD BOOK:	
JOB NUMBER:	22J010094

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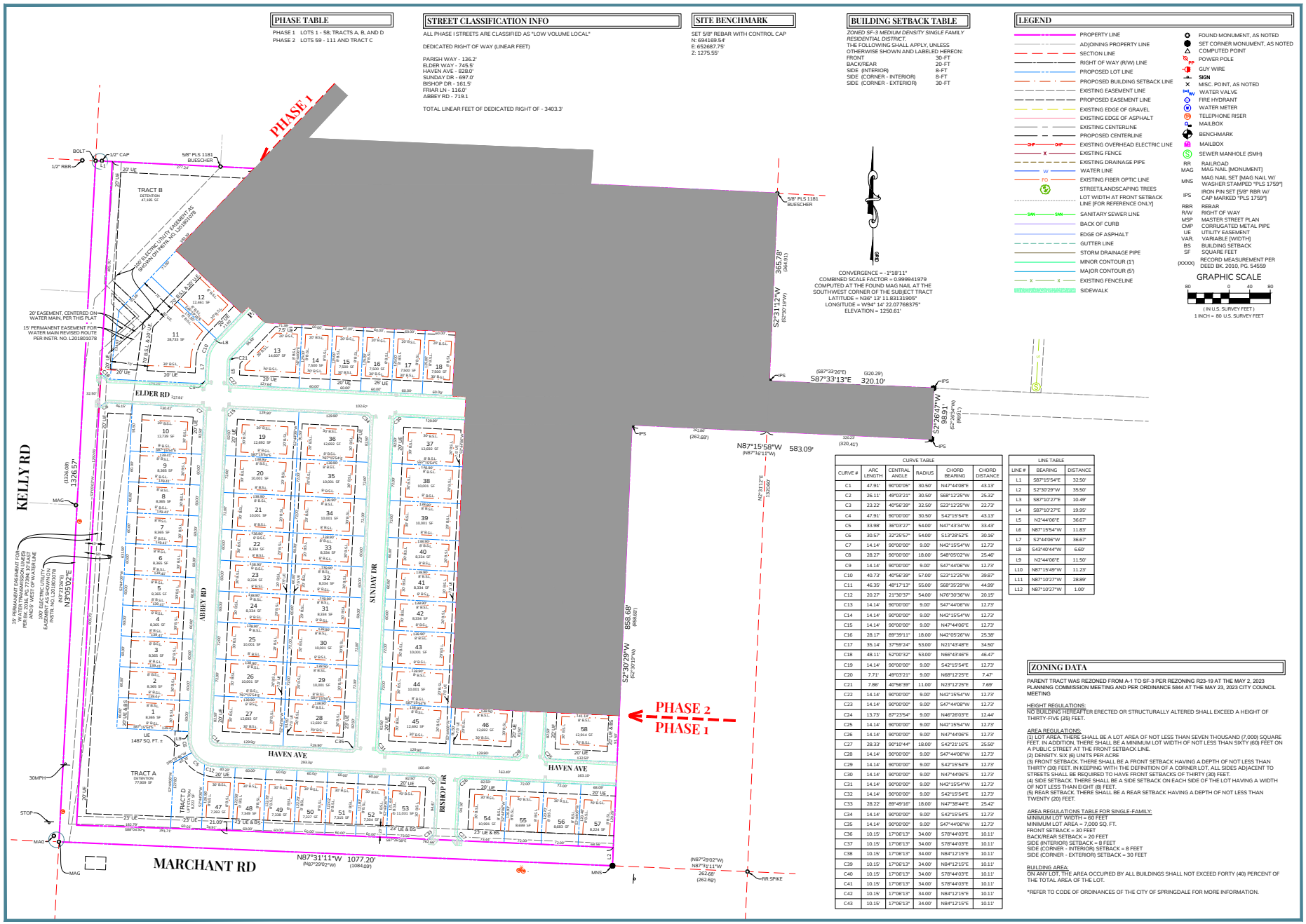
REVISIONS

NO.	DESCRIPTION	BY	DATE
6	ADDED TRACT D FOR LIFT STATION	KLM	10/18/2023
7	REVISED TRACT D FOR LIFT STATION	KLM	01/12/2024
8	UPDATED PHASE LINE AT PARISH WAY	KLM	02/28/2024
9	ADDED NOTE # 15 TO ADDRESS CITY COMMENT	KLM	03/27/2024
10	REVISED LOTS 105,106, 107 AND R/W	NKN	04/04/2024

SCHUBER MITCHELL HOMES
PRELIMINARY PLAT
CHAPEL GROVE
PARCEL 21-00273-320
MARCHANT RD & KELLY RD
CITY OF SPRINGDALE
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0310
FP26-07
SHEET NUMBER
2
OF 2



PHASE TABLE

PHASE 1 LOTS 1 - 58; TRACTS A, B, AND D
PHASE 2 LOTS 59 - 111 AND TRACT C

STREET CLASSIFICATION INFO

ALL PHASE I STREETS ARE CLASSIFIED AS "LOW VOLUME LOCAL"

DEDICATED RIGHT OF WAY (LINEAR FEET)

PARISH WAY - 136.2'
ELDER WAY - 745.5'
HAVEN AVE - 828.0'
SUNDAY DR - 697.0'
BISHOP DR - 161.5'
FRIAR LN - 116.0'
ABBEY RD - 719.1

TOTAL LINEAR FEET OF DEDICATED RIGHT OF - 3403.3'

SITE BENCHMARK

SET 5/8" REBAR WITH CONTROL CAP
N: 694169.54'
E: 652687.75'
Z: 1275.55'

BUILDING SETBACK TABLE

ZONED SF-3 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT.
THE FOLLOWING SHALL APPLY, UNLESS OTHERWISE SHOWN AND LABELED HEREON:

FRONT	30-FT
BACK/REAR	20-FT
SIDE (INTERIOR)	8-FT
SIDE (CORNER - INTERIOR)	8-FT
SIDE (CORNER - EXTERIOR)	30-FT

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY (R/W) LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF ASPHALT
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING DRAINAGE PIPE
- WATER LINE
- EXISTING FIBER OPTIC LINE
- STREET/LANDSCAPING TREES
- LOT WIDTH AT FRONT SETBACK LINE [FOR REFERENCE ONLY]
- SANITARY SEWER LINE
- BACK OF CURB
- EDGE OF ASPHALT
- GUTTER LINE
- STORM DRAINAGE PIPE
- MINOR CONTOUR (1')
- MAJOR CONTOUR (5')
- EXISTING FENCELINE
- SIDEWALK

- FOUND MONUMENT, AS NOTED
- SET CORNER MONUMENT, AS NOTED
- COMPUTED POINT
- POWER POLE
- GUY WIRE
- SIGN
- MISC. POINT, AS NOTED
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TELEPHONE RISER
- MAILBOX
- BENCHMARK
- MAILBOX
- SEWER MANHOLE (SMH)
- RR RAILROAD
- MAG MAG NAIL [MONUMENT]
- MNS MAG NAIL SET [MAG NAIL W/ WASHER STAMPED "PLS 1759"]
- IPS IRON PIN SET [5/8" RBR W/ CAP MARKED "PLS 1759"]
- RBR REBAR
- R/W RIGHT OF WAY
- MSP MASTER STREET PLAN
- CMP CORRUGATED METAL PIPE
- UE UTILITY EASEMENT
- VAR. VARIABLE [WIDTH]
- BS BUILDING SETBACK
- SF SQUARE FEET
- (XXXX) RECORD MEASUREMENT PER DEED BK. 2010, PG. 54559

GRAPHIC SCALE
80 0 40 80
(IN U.S. SURVEY FEET)
1 INCH = 80 U.S. SURVEY FEET

CURVE TABLE

CURVE #	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	47.91'	90°00'05"	30.50'	N47°44'08"E	43.13'
C2	26.11'	49°03'21"	30.50'	S68°12'25"W	25.32'
C3	23.22'	40°56'39"	32.50'	S23°12'25"W	22.73'
C4	47.91'	90°00'00"	30.50'	S42°15'54"E	43.13'
C5	33.98'	36°03'27"	54.00'	N47°43'34"W	33.43'
C6	30.57'	32°25'57"	54.00'	S13°28'52"E	30.16'
C7	14.14'	90°00'00"	9.00'	N42°15'54"W	12.73'
C8	28.27'	90°00'00"	18.00'	S48°05'02"W	25.46'
C9	14.14'	90°00'00"	9.00'	S47°44'06"W	12.73'
C10	40.73'	40°56'39"	57.00'	S23°12'25"W	39.87'
C11	46.35'	48°17'13"	55.00'	S68°35'29"W	44.99'
C12	20.27'	21°30'37"	54.00'	N76°30'36"W	20.15'
C13	14.14'	90°00'00"	9.00'	S47°44'06"W	12.73'
C14	14.14'	90°00'00"	9.00'	N42°15'54"W	12.73'
C15	14.14'	90°00'00"	9.00'	N47°44'06"E	12.73'
C16	28.17'	89°39'11"	18.00'	N42°05'26"W	25.38'
C17	35.14'	37°59'24"	53.00'	N21°43'48"E	34.50'
C18	48.11'	52°00'32"	53.00'	N66°43'46"E	46.47'
C19	14.14'	90°00'00"	9.00'	S42°15'54"E	12.73'
C20	7.71'	49°03'21"	9.00'	N68°12'25"E	7.47'
C21	7.86'	40°56'39"	11.00'	N23°12'25"E	7.69'
C22	14.14'	90°00'00"	9.00'	N42°15'54"W	12.73'
C23	14.14'	90°00'00"	9.00'	S47°44'06"W	12.73'
C24	13.73'	87°23'54"	9.00'	N46°26'03"E	12.44'
C25	14.14'	90°00'00"	9.00'	N42°15'54"W	12.73'
C26	14.14'	90°00'00"	9.00'	N47°44'06"E	12.73'
C27	28.33'	90°10'44"	18.00'	S42°21'16"E	25.50'
C28	14.14'	90°00'00"	9.00'	S47°44'06"W	12.73'
C29	14.14'	90°00'00"	9.00'	S42°15'54"E	12.73'
C30	14.14'	90°00'00"	9.00'	N47°44'06"E	12.73'
C31	14.14'	90°00'00"	9.00'	N42°15'54"W	12.73'
C32	14.14'	90°00'00"	9.00'	S42°15'54"E	12.73'
C33	28.22'	89°49'16"	18.00'	N47°38'44"E	25.42'
C34	14.14'	90°00'00"	9.00'	S42°15'54"E	12.73'
C35	14.14'	90°00'00"	9.00'	S47°44'06"W	12.73'
C36	10.15'	17°06'13"	34.00'	S78°44'03"E	10.11'
C37	10.15'	17°06'13"	34.00'	S78°44'03"E	10.11'
C38	10.15'	17°06'13"	34.00'	N84°12'15"E	10.11'
C39	10.15'	17°06'13"	34.00'	N84°12'15"E	10.11'
C40	10.15'	17°06'13"	34.00'	S78°44'03"E	10.11'
C41	10.15'	17°06'13"	34.00'	S78°44'03"E	10.11'
C42	10.15'	17°06'13"	34.00'	N84°12'15"E	10.11'
C43	10.15'	17°06'13"	34.00'	N84°12'15"E	10.11'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S87°15'54"E	32.50'
L2	S2°30'29"W	35.50'
L3	S87°10'27"E	10.49'
L4	S87°10'27"E	19.95'
L5	N2°44'06"E	36.67'
L6	N87°15'54"W	11.83'
L7	S2°44'06"W	36.67'
L8	S43°40'44"W	6.60'
L9	N2°44'06"E	11.50'
L10	N87°15'49"W	11.23'
L11	N87°10'27"W	28.89'
L12	N87°10'27"W	1.00'

ZONING DATA

PARENT TRACT WAS REZONED FROM A-1 TO SF-3 PER REZONING R23-19 AT THE MAY 2, 2023 PLANNING COMMISSION MEETING AND PER ORDINANCE 5844 AT THE MAY 23, 2023 CITY COUNCIL MEETING

HEIGHT REGULATIONS:
NO BUILDING HEREAFTER ERECTED OR STRUCTURALLY ALTERED SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET.

AREA REGULATIONS:
(1) LOT AREA. THERE SHALL BE A LOT AREA OF NOT LESS THAN SEVEN THOUSAND (7,000) SQUARE FEET. IN ADDITION, THERE SHALL BE A MINIMUM LOT WIDTH OF NOT LESS THAN SIXTY (60) FEET ON A PUBLIC STREET AT THE FRONT SETBACK LINE.
(2) DENSITY. SIX (6) UNITS PER ACRE.
(3) FRONT SETBACK. THERE SHALL BE A FRONT SETBACK HAVING A DEPTH OF NOT LESS THAN THIRTY (30) FEET. IN KEEPING WITH THE DEFINITION OF A CORNER LOT, ALL SIDES ADJACENT TO STREETS SHALL BE REQUIRED TO HAVE FRONT SETBACKS OF THIRTY (30) FEET.
(4) SIDE SETBACK. THERE SHALL BE A SIDE SETBACK ON EACH SIDE OF THE LOT HAVING A WIDTH OF NOT LESS THAN EIGHT (8) FEET.
(5) REAR SETBACK. THERE SHALL BE A REAR SETBACK HAVING A DEPTH OF NOT LESS THAN TWENTY (20) FEET.

AREA REGULATIONS TABLE FOR SINGLE-FAMILY:
MINIMUM LOT WIDTH = 60 FEET
MINIMUM LOT AREA = 7,000 SQ. FT.
FRONT SETBACK = 30 FEET
BACK/REAR SETBACK = 20 FEET
SIDE (INTERIOR) SETBACK = 8 FEET
SIDE (CORNER - INTERIOR) SETBACK = 8 FEET
SIDE (CORNER - EXTERIOR) SETBACK = 30 FEET

BUILDING AREA:
ON ANY LOT, THE AREA OCCUPIED BY ALL BUILDINGS SHALL NOT EXCEED FORTY (40) PERCENT OF THE TOTAL AREA OF THE LOT.

*REFER TO CODE OF ORDINANCES OF THE CITY OF SPRINGDALE FOR MORE INFORMATION.

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CHAPEL GROVE

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MARCHANT RD & KELLY RD
CITY OF SPRINGDALE
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0310
FP26-07
SHEET NUMBER
2 OF 2

Return to Agenda

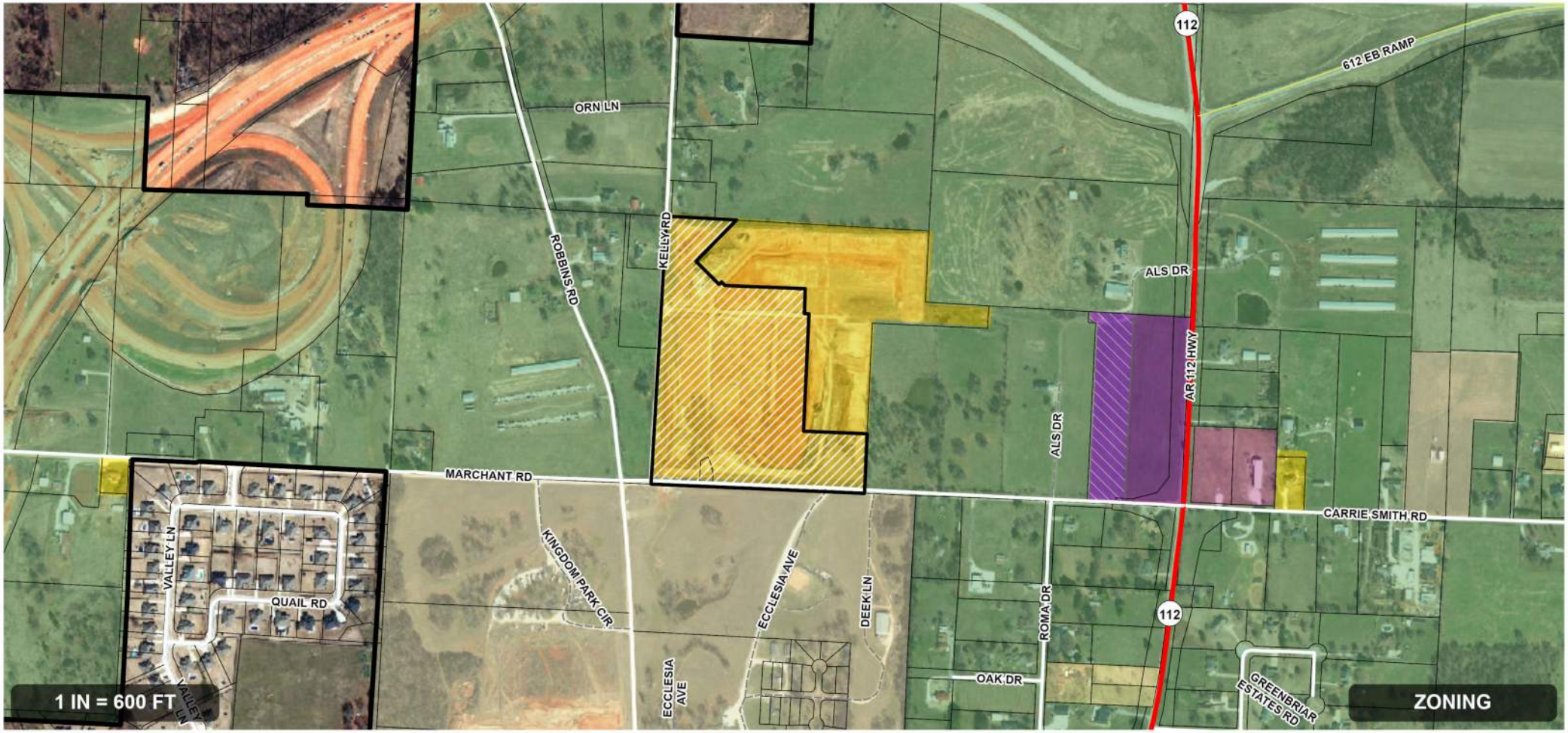
PROJECT AREA

FP26-07: Chapel Grove, Phase I

Marchant Road & Kelly Road

FP26-07: Final Plat

N



PROJECT AREA

FP26-07: Chapel Grove, Phase I

Marchant Road & Kelly Road

FP26-07: Final Plat

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: L26-12 Large Scale Development I-49 Industrial Park, Phase VI

Large scale development proposed for a 10.22-acre property located south of 5564 Chief Truman Brewer Street. This is building 6 of the I-49 Industrial Park development, however it is not a part of the platted I-49 Industrial Park subdivision. The project proposes one 151,000 SF warehouse.

PLANNING COMMENTS
Reviewed by Nate Cole
Date Reviewed: 07.30.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-12. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*

Planning Comments
Reviewed by: Nate Cole
Date: 07.27.26

1. Indicate adjacent subdivisions by file number or book-page. Include those east of Truman Brewer Street.
2. 4 loading spaces are required measuring 12X30'. Indicate loading space areas on the plans. Loading space requirements are linked here.
3. Include details on existing trees and landscaping – including number, size and species, in order to count it towards your perimeter landscaping requirements.
4. Add diagonal parking standard details.
5. Prior to CO, informal plat LS24-46 to combine the three parent tracts will need to be resolved.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

No actionable comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

PROJECT: L26-12 I-49 Industrial Phase VI
REVIEW DATE: 7/24/2026

STANDARD COMMENTS
(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - Submit signed and stamped drainage report

2. **Chapter 112 – Subdivisions**
   (Code 1973, § 30-1)
   - If parcels are not going to be combined, need to provide access easements

EROSION CONTROL COMMENTS – Reviewed by Chris Herrera

PROJECT: L26-12 I-49 Industrial Park Ph. VI
REVIEW DATE: 7/28/2026

STANDARD COMMENTS

- Projects with disturbed areas greater than 0.5 acres must apply for a Grading Permit. Submit the following via iWorq Portal: https://springdalear.portal.iworq.net/portalhome/springdalear
    - Application
    - Stormwater Pollution Prevention Plan (SWPPP)
    - Notice of Coverage (5 acres or larger) or Automatic Site Coverage (under 5 acres)

- Submit Grading Permit fee to the City Clerk's office
    - $250 for sites under 1 acre
    - $500 for sites 1 acre and larger

- Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

PROJECT SPECIFIC COMMENTS

3. Chapter 106 – Stormwater Drainage

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- *106.9.7* - Channel Lining Design.
    - Temporary linings and check dams are required in accordance with an approved SWPPP throughout any project.

- *106.10.5.2.1* - Temporary Construction Entrances.
    - Construction entrance must be a minimum of 50' long and 12' wide.
    - Required at all locations where construction traffic moves to public road or other paved areas.

4. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- The silt fence is shown to partially go down the bank of the detention pond, must be kept out of the detention pond.
- Will the silt fence down to the pond be enough? Looks like contours show about a 20ft drop to the lowest point.
- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
    - Add the word "Temporary" to all the items that are intended to be removed at the completion of the project.

Large Scale/Non-Large Scale Application

Date: 06/25/2026 Permit No.: 260225

Applicant / Owner

Applicant Name:	Michael Clotfelter	Owner Name:	Todd Ketterman/I-49 Industrial Park, PH-6
Address:	2407 SE COTTONWOOD ST., SUITE 1	Address:	1800 S. 52nd Street
City, State, Zip:	Bentonville, AR 72712	City, State, Zip:	Bentonville, AR 72712
Phone:	(479) 579-3969	Phone:	(620) 674-2391
Email:		Email:	
Application Contact:	Applicant		

Property

Job Address:	Chief Truman Brewer Street	Rezone Required:	N/A
Parcel No(s).:	21-00117-025	Total Acreage:	10.00
Current Zoning:	W1; Warehouse District		

Development Point of Contact

Name:	Michael Clotfelter	Address:	2407 SE COTTONWOOD ST., SUITE 1
E-mail:		Phone:	(479) 579-3969

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Michael Clotfelter	06/25/2026
Name	Date

LARGE SCALE DEVELOPMENT
FOR

I-49 INDUSTRIAL PARK PH VI

ISSUE FOR REVIEW

CHIEF TRUMAN BREWER STREET
SPRINGDALE, AR
JULY 2026

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: ADAM COMER
1301 FEDERAL WAY,
LOWELL, AR 72745
PHONE (CELL): (479) 877-0006
PHONE (OFFICE): (479) 320-5104

ELECTRIC
SWEPCO
CONTACT: GEORGE RUTH
415 W. STRIBLING DR.
ROGERS, AR 72756
PHONE: (501) 607-5922

TELEPHONE
AT&T
CONTACT: KENNY HARTSFIELD
1133 E. HAROLD ST.
FAYETTEVILLE, AR 72703
EMAIL: KH627J@att.com

FIRE DEPARTMENT
CONTACT: STEVEN GOSS
417 HOLCOMB
SPRINGDALE, AR 72764
PHONE: (479) 751-4510
SGOSS@springdalear.gov

WATER & SEWER
SPRINGDALE WATER UTILITY
CONTACT: LARRY PECKHAM
PO BOX 769
SPRINGDALE, AR 72765
PHONE: (479) 927-4173
EMAIL: lpeckham@springdalewater.com

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: 501-661-2623

GOVERNING AGENCIES

CITY OF SPRINGDALE
201 SPRING STREET
SPRINGDALE, AR 72712
PHONE: (479) 750-8114

PLANNING
CONTACT: SARAH CURRY
PHONE: (479) 750-8550
scurry@springdalear.gov

BUILDING DEPARTMENT
CONTACT: ED STITH
EMAIL: estith@springdalear.gov
OR MIKE CHAMLEE
EMAIL: mchamlee@springdalear.gov
PHONE: (479) 750-8154

ENGINEERING
CONTACT: BEN PETERS
PHONE: (479) 750-8105
bpeters@springdalear.gov

STREET DEPARTMENT
CONTACT: JAMES SMITH
EMAIL: jsmith@springdalear.gov
PHONE: (479) 750-8135

ENGINEER

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2407 SE COTTONWOOD STREET
BETONVILLE, AR 72712
CONTACT: TOM BURRY
EMAIL: TBURRY@HALFF.COM
TEL: 479-273-2209
FIRM/ BUSINESS NO.: 1470

SURVEYOR

HALFF
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CONTACT: ANDREW MCCOLLUM,PLS
EMAIL: AMCCOLLUM@HALFF.COM
TEL: 479-397-0305

LANDSCAPE ARCHITECT

HALFF
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BENTONVILLE, AR 72712
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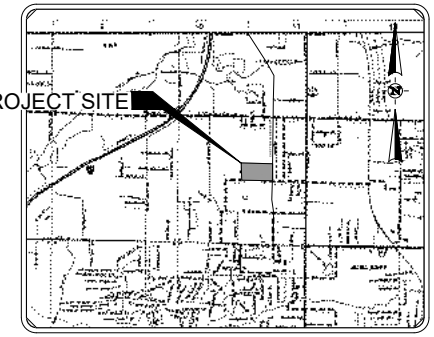
EMAIL: DDINGLER@HALFF.COM
TEL: 479-579-3984



LOCATION MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
G001	COVER
G002	NOTES AND LEGEND
G003	SITE DEMO
C100	SITE PLAN
C200	EROSION CONTROL PLAN
C201	EROSION CONTROL DETAILS
C300	GRADING PLAN
C301	STORM DRAIN LINE A PLAN AND PROFILE
C302	DITCH PLAN AND CROSS SECTION VIEW
C400	UTLITY SHEET
C401	WATER LINE A PLAN AND PROFILE
C402	WATER LINE A PLAN AND PROFILE (CONT)
C500	MISCELLANEOUS DETAILS
C501	MISCELLANEOUS DETAILS
C502	CITY DETAILS
C503	CITY DETAILS
C504	CITY DETAILS
C505	CITY DETAILS
L100	LANDSCAPE PLAN

OWNER/CLIENT:

I-49 IDUSTRIAL LLC
CONTACT: TODD KETTERMAN
833 S EAST AVE., P.O. BOX 45
COLUMBUS, KS 66725
TEL. 620-429-1414 FAX (000) 000-0000
www.website.com

PREPARED BY:

halff
2407 SE COTTONWOOD STREET
BETONVILLE, AR 72712
TEL. 479-273-2209
www.halff.com

WAIVERS AND VARIANCES

- NO WAIVER IS BEING REQUESTED SO NO WAIVER OR VARIANCES AT THIS TIME

PARCEL NUMBER: 21-00117-025

LEGAL DESCRIPTION: WARRENTY DEED L201966455

A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SW CORNER OF THE SW1/4 OF THE NE1/4 OF SAID SECTION 14; THENCE NO1°40'28"E 484.00 FEET TO AN IRON PIN FOUND; THENCE S86°28'02"E 900.00 FEET TO AN IRON PIN FOUND; THENCE S01°40'28"W 484.00 FEET TO AN IRON PIN FOUND ON THE SOUTH LINE OF SAID SW 1/4 OF THE NE1/4 OF SECTION 14; THENCE ALONG SAID SOUTH LINE N86°28'02"W 900.00 FEET TO POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS.

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

FLOOD CERTIFICATION:

BASED UPON REVIEW OF FEMA FIRM: BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS DETERMINED TO BE IN ZONE X, OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAP NUMBER: 05007C0435J
EFFECTIVE DATE: JULY 28, 2007

ZONING AND SETBACKS: W-1 WAREHOUSE DISTRICT

- PARCEL #: 21-00117-025
- FRONT SETBACKS: 30'
- FRONT SETBACK IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING: 50'
- SIDE SETBACK: 0' (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
- REAR SETBACKS: 25'
- SETBACKS ADJACENT TO RESIDENTIAL USES: 50'

811 Know what's below. Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "ARKANSAS 811" SYSTEM AT 1-800-482-8998 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

CITY PROJECT NUMBER L26-12
AVO: 60131 DATE: JULY 2026

G001

FILE NAME: A:\60000s\60131\001\ILD\C\ADS\sheets\C-Plan-COVR-60131-001.dwg DATE: July 23, 2026, TIME: 4:38 PM, USER: ah5935

EXISTING LEGEND:

- SUBJECT BOUNDARY
- ADJACENT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- OVERHEAD UTILITY LINE
- FENCE, AS NOTED
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND STORM LINE
- UNDERGROUND WATER LINE
- UNDERGROUND FIBER OPTIC LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- "T" FITTING
- FIRE DEPARTMENT CONNECTION
- REDUCER
- RPZ BACKFLOW PREVENTER
- STUB OUT
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- GAS METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- POWER POLE
- POWER POLE W/ GUY WIRE
- LIGHT POLE
- TELEPHONE PEDESTAL
- FLARED END SECTION
- CURB INLET / JUNCTION BOX
- GRATE INLET
- FOUND REBAR, AS NOTED
- FOUND RAILROAD SPIKE, AS NOTED
- SET 5/8" REBAR

ASPHALT | GRAVEL / DIRT | CONCRETE | HEAVY DUTY CONCRETE | BUILDING

PROPOSED LEGEND:

- EASEMENT LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- INTEGRAL CURB STANDARD CONCRETE CURB AND GUTTER, AS NOTED TYPE "C" OUTFLOW CONCRETE CURB AND GUTTER, AS NOTED
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT
- GRAVEL
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE DUMPSTER PAD
- W — UNDERGROUND WATER LINE
- UGE — UNDERGROUND ELECTRIC LINE
- SS — UNDERGROUND SEWER LINE
- G — UNDERGROUND GAS LINE
- 18"RCP — UNDERGROUND STORM LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- RPZ BACKFLOW PREVENTER
- WATER TEE
- FIRE DEPARTMENT CONNECTION
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC METER
- CURB INLET / JUNCTION BOX
- BUILDING
- ACCESSIBLE RAMP, AS NOTED
- ACCESSIBLE PARKING SPACE W/ SIGN, AS NOTED
- EG — EXISTING GROUND
- TC — TOP OF CURB
- TS — TOP OF SIDEWALK
- FFE — FINISHED FLOOR ELEVATION
- FG — FINISHED GRADE
- TW — TOP OF WALL
- BWFG — BOTTOM OF WALL / FINISHED GRADE
- TCB — TOP OF CHANNEL BANK
- FL — FLOW LINE

SITE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "C" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
7. ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
8. ALL PROPOSED SIDEWALK SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
9. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
10. THERE IS CURRENTLY NO PARKING LOT POLES PROPOSED FOR THIS SITE.
11. STOCKPILING OF CONSTRUCTION SPOIL MATERIALS AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) PRIOR TO FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
    - A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    - B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    - C. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
    - D. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS WITH A INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    - E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECH REPORT RECOMMENDATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE OWNER AND SURROUNDING PROPERTY OWNERS AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE RESPECTIVE UTILITY COMPANIES AND AFFECTED PROPERTY OWNERS.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
7. PRIOR TO DEMOLITION OCCURRING, ALL RELEVANT EROSION CONTROL DEVICES ARE TO BE INSTALLED.
8. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, UTILITIES, STORM INLET STRUCTURES, ETC, THAT ARE DESIGNATED TO REMAIN, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
9. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
10. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND CITY UTILITIES TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SURROUNDING PROPERTY OWNERS AND SITE THROUGH OUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH CITY UTILITIES DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
11. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

SITE GRADING AND DRAINAGE GENERAL NOTES:

1. NO LAND CLEARING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING HAVE BEEN INSTALLED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
2. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, RECEIVE 4" TOPSOIL AND SOD. REFER TO THE LANDSCAPE PLAN.
3. ALL STORM SEWER DISTANCES ARE FROM CENTER OF INLET TO CENTER OF INLET OR FROM CENTER OF INLET TO END OF FLARED-END-SECTION.
4. ALL EXISTING UTILITY VAULTS, VALVES, METERS, AND BOXES TO BE ADJUSTED TO FINISHED GRADES IN ACCORDANCE WITH CITY OF REGULATIONS AND TO THE CORRESPONDING UTILITY COMPANIES REQUIREMENTS.
5. NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.
6. ALL SOILS UNDER THE BUILDING AND PAVEMENT SHALL BE STRUCTURAL FILL APPROVED BY THE SOILS ENGINEER. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROCTOR TESTS TO BE REVIEWED/APPROVED BY THE SOILS ENGINEER.
7. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
8. ALL PROPOSED SIDEWALKS AND ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
9. THERE ARE NO KNOWN EXISTING EROSION CONTROL PROBLEMS EXISTING ON SITE.
10. THERE ARE NO EXISTING WETLANDS ON SITE.

NOTE: CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED NOVEMBER 17, 2025 AND SEALED DECEMBER 8, 2025

I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL LLC
SPRINGDALE, AR
CITY PROJECT NUMBER L26-12

halff
2300 PERFORMANCE DR.
BUILDING C, SUITE 100
RICHARDSON, TX 75082
TEL: (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

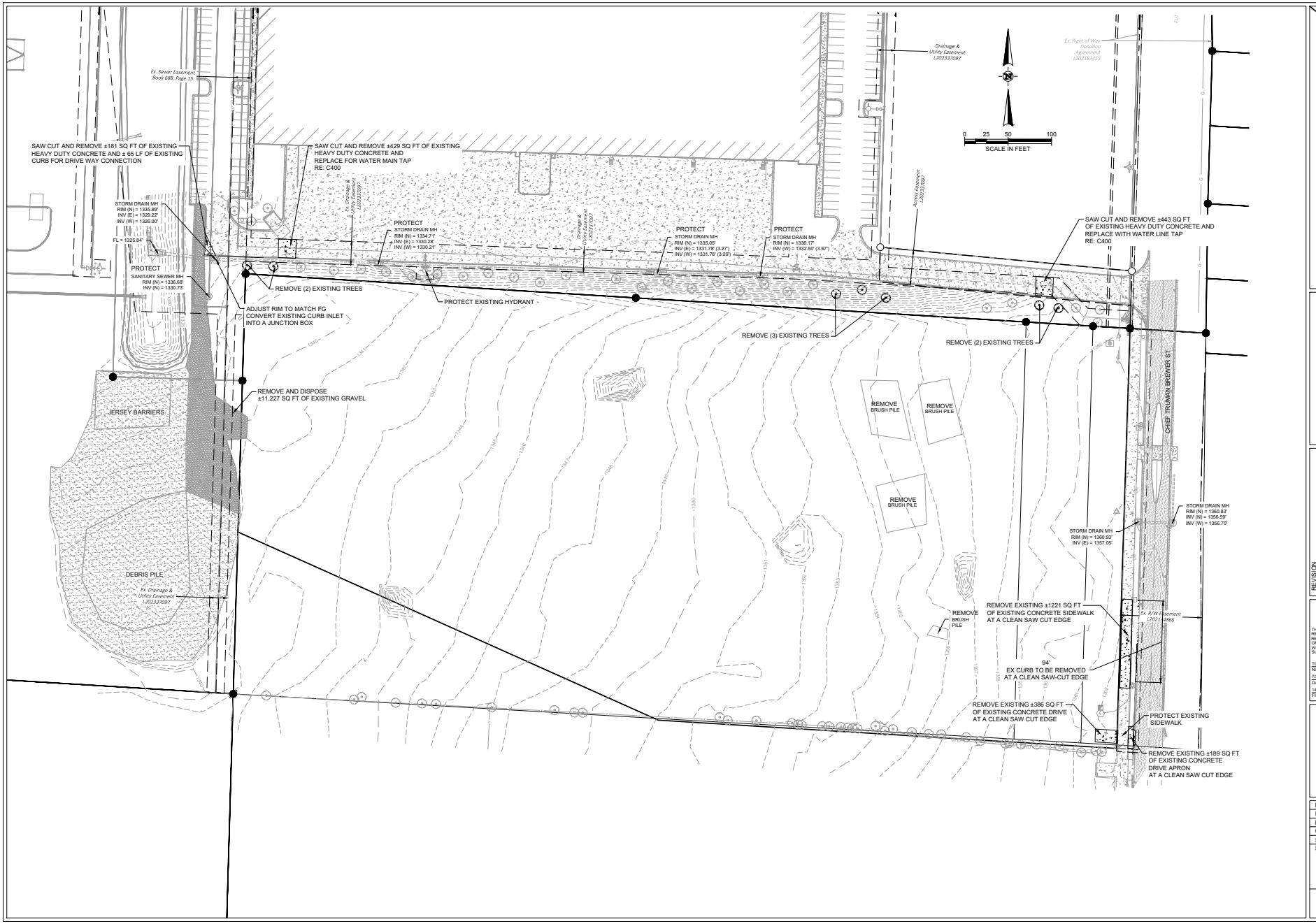
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

TOM A BURY — NAME — 14637 PE LICENSE NO.
7/23/2026 — DATE
1470 — FIRM / BUSINESS NO. — AR STATE

PROJECT NO.: 60131
ISSUED: 06.19.2026
DRAWN BY: KES
CHECKED BY: TAB
SCALE: 1" = 8'
SHEET TITLE: NOTES AND LEGEND

G002

FILE NAME: A:\60000s\60131\001\ILD\CADD\Sheets\C-Plan-NDX-60131-001.dwg DATE: July 23, 2026, TIME: 4:38 PM, USER: ah5935



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7/23/2026 — DATE
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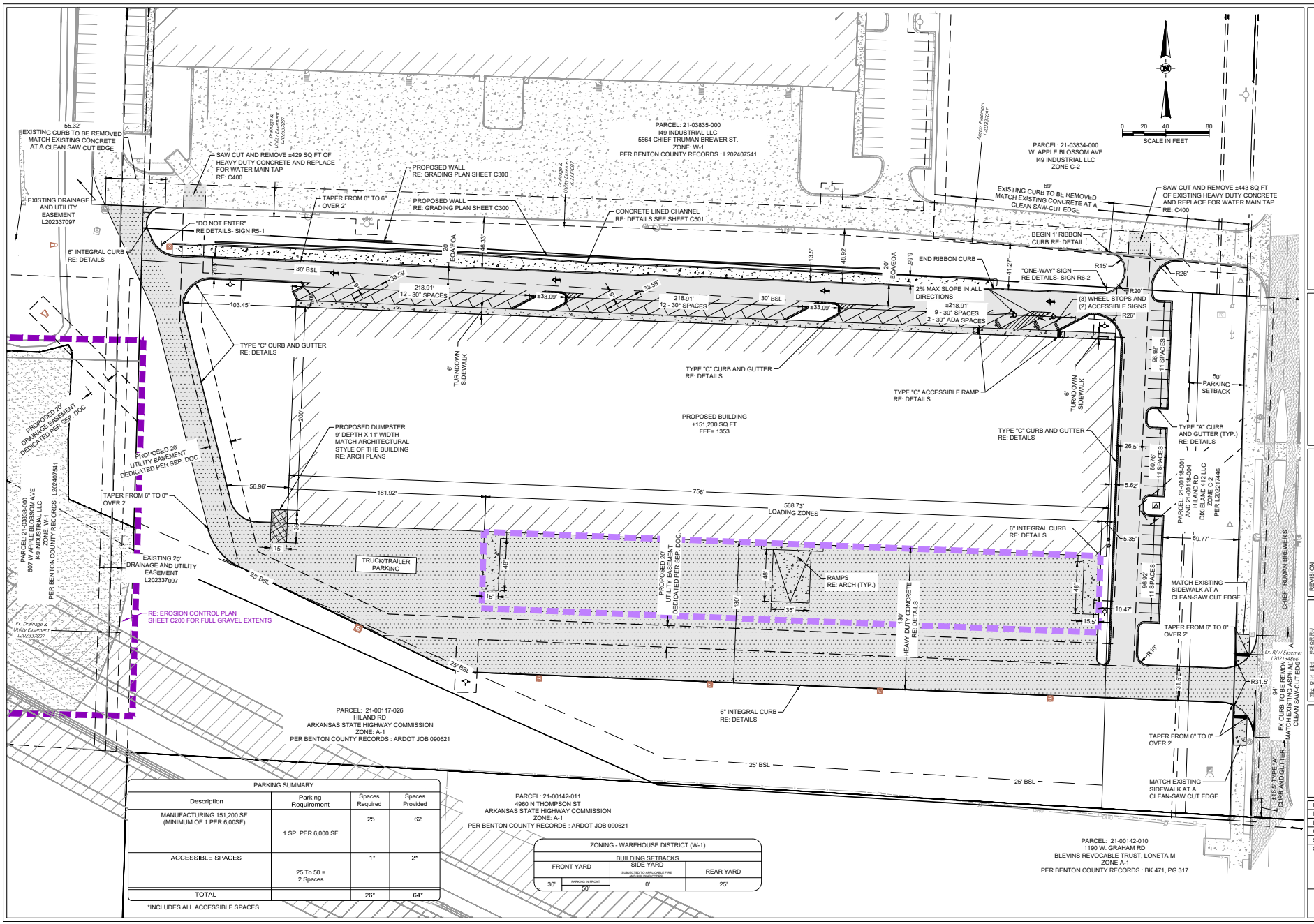
AR — STATE

PROJECT NO.:	60131
ISSUED:	06.16.2026
DRAWN BY:	KES
CHECKED BY:	TAB
SCALE:	1" = 50'

SHEET TITLE:
SITE DEMO

G003

FILE NAME: A:\60000s\60131\00\1LD\C\AD\Sheets\C-Plan-DEMO-60131-001.dwg DATE: July 23, 2026, TIME: 4:38 PM, USER: ah5935



I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL LLC
SPRINGDALE, AR

CITY PROJECT NUMBER L26-12

halff
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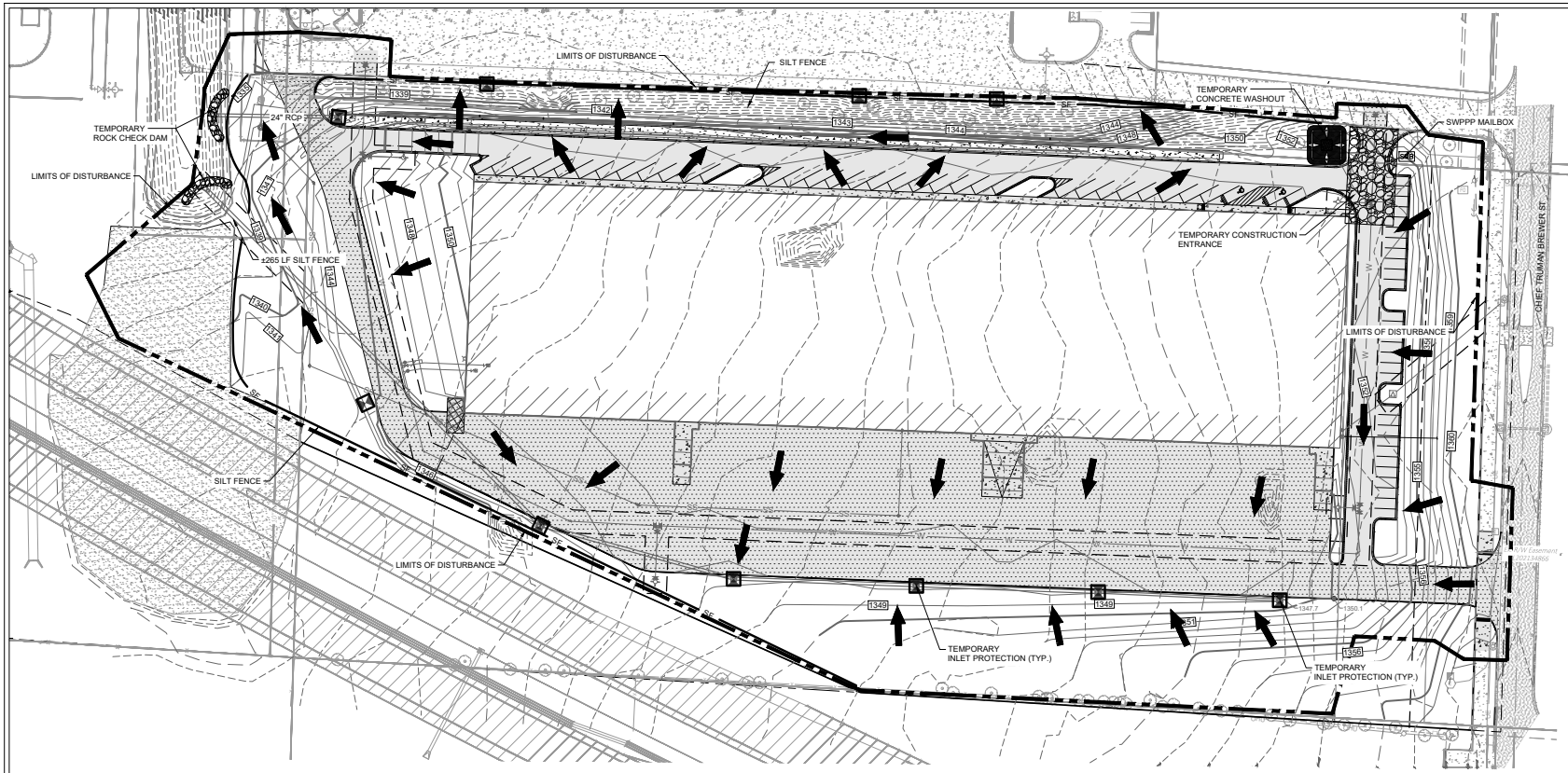
PROJECT NO.:	60131
ISSUED:	06.16.2026
DRAWN BY:	KES
CHECKED BY:	TAB
SCALE:	1" = 40'

SHEET TITLE:
SITE PLAN

C100

FILE NAME: A:\60000s\60131\00\1LDC\ACD\Sheets\C-Plan-SITE-INTS-60131-001.dwg DATE: July 23, 2026, TIME: 4:38 PM, USER: ahf935



SITE EROSION CONTROL GENERAL NOTES:

1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN TWENTY-ONE (21) DAYS. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES
2. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS OR EVERY 14 DAYS AND AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-QUARTER (0.25) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
3. PROVIDE TIRE WASH, SILT FENCE, INLET PROTECTION, AND/OR OTHER EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING ALL PHASES OF CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED OF DEBRIS, FINISH GRADED, AND STABILIZED WITH PERMANENT VEGETATION IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.
4. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED UNTIL THE COMPLETION OF ALL PHASES OF CONSTRUCTION AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE PERMANENT VEGETATION IS ESTABLISHED.
5. ALL DISTURBED AREAS NOT TO BE PAVED OR LANDSCAPE BEDS SHALL BE SEEDED OR SODDED. REFER TO LANDSCAPE PLAN.
6. ANY TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN AND SEEDED WITH A TEMPORARY SEED MIX.
7. DUST CONTROL ON-SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
8. IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM TRAFFIC EXITS, CONTRACTOR SHALL ESTABLISH ADDITIONAL VEHICLE WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS. RINSE-OFF WILL NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS. ANY DIRT OR MUD TRACKED ONTO ADJACENT ROADWAY SHALL BE PICKED/SWEPT UP IMMEDIATELY.
9. ALL EROSION AND SEDIMENTATION CONTROLS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITIES AND MAINTAINED AS PART OF THIS CONTRACT. CONTRACTOR TO INSTALL EROSION CONTROL IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN AS A MINIMUM. OTHER MEASURES MAY BE REQUIRED TO ASSURE THAT SILT IS CONTROLLED ON-SITE.

SEQUENCE OF CONSTRUCTION:

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE FOR CONSTRUCTION TRAFFIC AT LOCATION SHOWN IN THE PLANS.
2. INSTALL INLET PROTECTION, SILT FENCE, AND OTHER EROSION CONTROL MEASURES.
3. BEGIN DEMOLITION. ROUGH-GRADE THE DRIVEWAYS, AND PARKING LOT. PERFORM MASS GRADING OF THE SITE.
4. INSTALL STORM SEWER, WATER, SANITARY SEWER, AND OTHER UTILITY LINES. WHEN UNDERGROUND UTILITY INSTALLATION IS COMPLETE, FINE-GRADE THE PAVED AREAS TO SUBGRADE AND INSTALL THE STONE BASE COURSE. CONSTRUCT THE CURB AND GUTTER AND BACKFILL THE CURBS. INSTALL THE PAVEMENT FOR THE PROJECT.
5. AS THESE PHASES PROGRESS, INTERMITTENT STORM WATER CONTROLS SHOULD BE INSTALLED TO PREVENT SILT FROM WASHING OFF THE CONSTRUCTION SITE AND ENTERING THE STREETS, STORM SEWER SYSTEM, OR ADJACENT PROPERTIES.
6. FINISH GRADE THE SITE AND PERFORM FINAL CLEANUP. SPREAD TOPSOIL AND SOD ALL AREAS DISTURBED BY CONSTRUCTION.
7. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER PERMANENT STAND OF VEGETATION IS ESTABLISHED

TOTAL SITE AREA: ±7.4 ACRES
TOTAL DISTURBED AREA: ±7.4 ACRES

NOTE TO CONTRACTOR:

ALL EROSION CONTROL SHOWN FUNCTIONS AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE REQUIREMENTS OF THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY'S GENERAL PERMIT ARE MAINTAINED. ACTUAL EROSION CONTROL DEVICES MAY VARY DUE TO THE CONTRACTOR'S SEQUENCE OF DEMOLITION AND CONSTRUCTION. ADDITIONAL MEASURES MAY BECOME NECESSARY DURING CONSTRUCTION.

LEGEND

- SF — PROPOSED SILT FENCE
- SW — PROPOSED STRAW WATTLE
- LIMITS OF DISTURBANCE
- ROCK CHECK DAM
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION
- SWPPP MAILBOX
- FLOW ARROW
- CONCRETE WASHOUT

I-49 INDUSTRIAL PARK PH VI

I-49 INDUSTRIAL LLC
SPRINGDALE, AR

CITY PROJECT NUMBER L26-12

halff
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BUILDING A, SUITE 200
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1470 — AR
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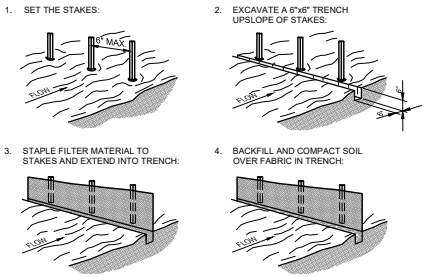
PROJECT NO.:	60131
ISSUED:	06.19.2026
DRAWN BY:	KES
CHECKED BY:	TAB
SCALE:	1" = 50'

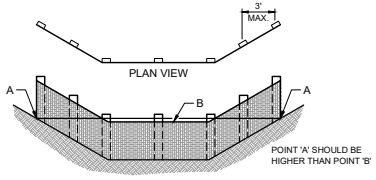
SHEET TITLE:
EROSION CONTROL PLAN

C200

FILE NAME: A:\60000s\60131\00\1\LD\CADD\Sheets\C-Plan-GRAD-60131-001.dwg DATE: July 23, 2026, TIME: 4:38 PM, USER: #45935



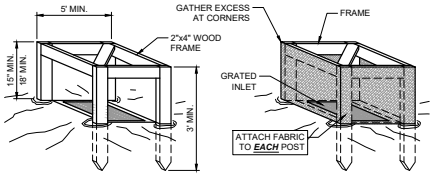
SHEET FLOW INSTALLATION

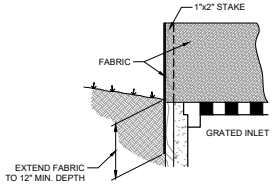


DRAINAGEWAY INSTALLATION

EC-10: FABRIC FILTER BARRIER/FENCE

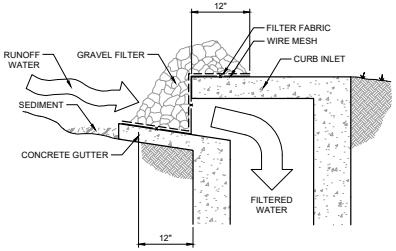
NOT TO SCALE 3-19-2024





EC-41: SILT FENCE INLET PROTECTION

NOT TO SCALE 4-3-2024

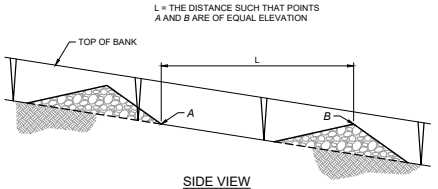


NOTES:

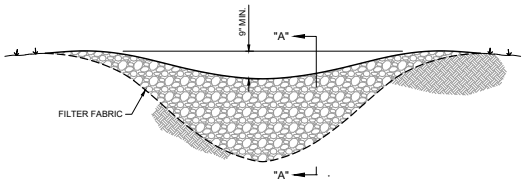
1. THIS METHOD OF PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.
2. GRAVEL FILTER SHALL BE ¾" - 2" STONE.

EC-43: TEMPORARY GRAVEL CURB INLET SEDIMENT FILTER

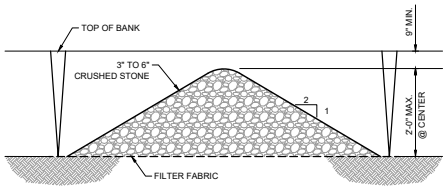
NOT TO SCALE 4-3-2024



SIDE VIEW



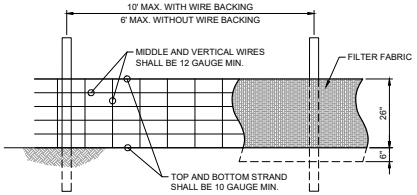
ELEVATION

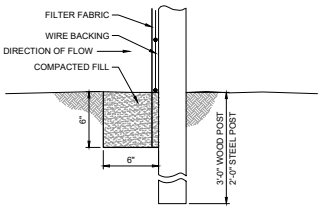


SECTION "A-A"

EC-60: TEMPORARY ROCK CHECK DAM

NOT TO SCALE 8-5-2024

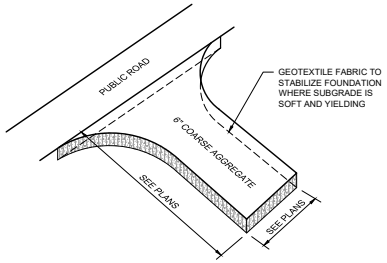




EXTENSION OF FABRIC INTO TRENCH

EC-12: SILT FENCE

NOT TO SCALE 3-20-2024

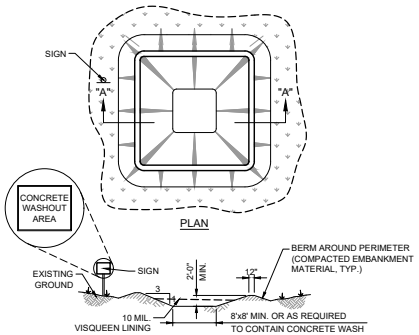


NOTES:

1. COARSE AGGREGATE SHALL BE 3" TO 6" CRUSHED STONE.
2. CLEAR THE ENTRANCE OR EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AND EXCAVATE TO GRADE.
3. PLACE THE AGGREGATE TO THE GRADE AND DIMENSIONS SHOWN ON THE PLANS.
4. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.

EC-30: TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE 4-3-2024



SECTION "A-A"

NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. VEHICLE TRACKING CONTROL IS REQUIRED AT CONCRETE WASHOUT ENTRANCE IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
3. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE.
4. WASTE MATERIAL FROM CONCRETE WASHOUT OPERATIONS MUST BE REMOVED AND LEGALLY DISPOSED OF WHEN IT HAS ACCUMULATED TWO-THIRDS OF THE WET STORAGE CAPACITY OF THE STRUCTURE.
5. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT AN APPROVED WASTE SITE.
6. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED.

EC-50: CONCRETE WASHOUT AREA

NOT TO SCALE 4-3-2024

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE																										
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE																										
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		
TEMPORARY CONSTRUCTION EXITS																										
TEMPORARY CONTROL MEASURES																										
SEDIMENT CONTROL BASINS																										
STRIP & STOCKPILE TOPSOIL																										
ROUGH GRADE																										
STORM FACILITIES																										
SITE CONSTRUCTION																										
PERMANENT CONTROL STRUCTURES																										
FOUNDATION/BUILDING CONSTRUCTION																										
FINISH GRADING																										
LANDSCAPING/SEED/FINAL STABILIZATION																										

1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION

OPERATION TIME SCHEDULE

NOT TO SCALE 05-13-2024

I-49 INDUSTRIAL PARK PH VI
SPRINGDALE, AR

I-49 IDUSTRIAL LLC
833 S EAST AVE., P.O. BOX 45
CITY PROJECT NUMBER 25-26-10

halff
2300 PERFORMANCE DR.
RICHARDSON, TX 75082
TEL: (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

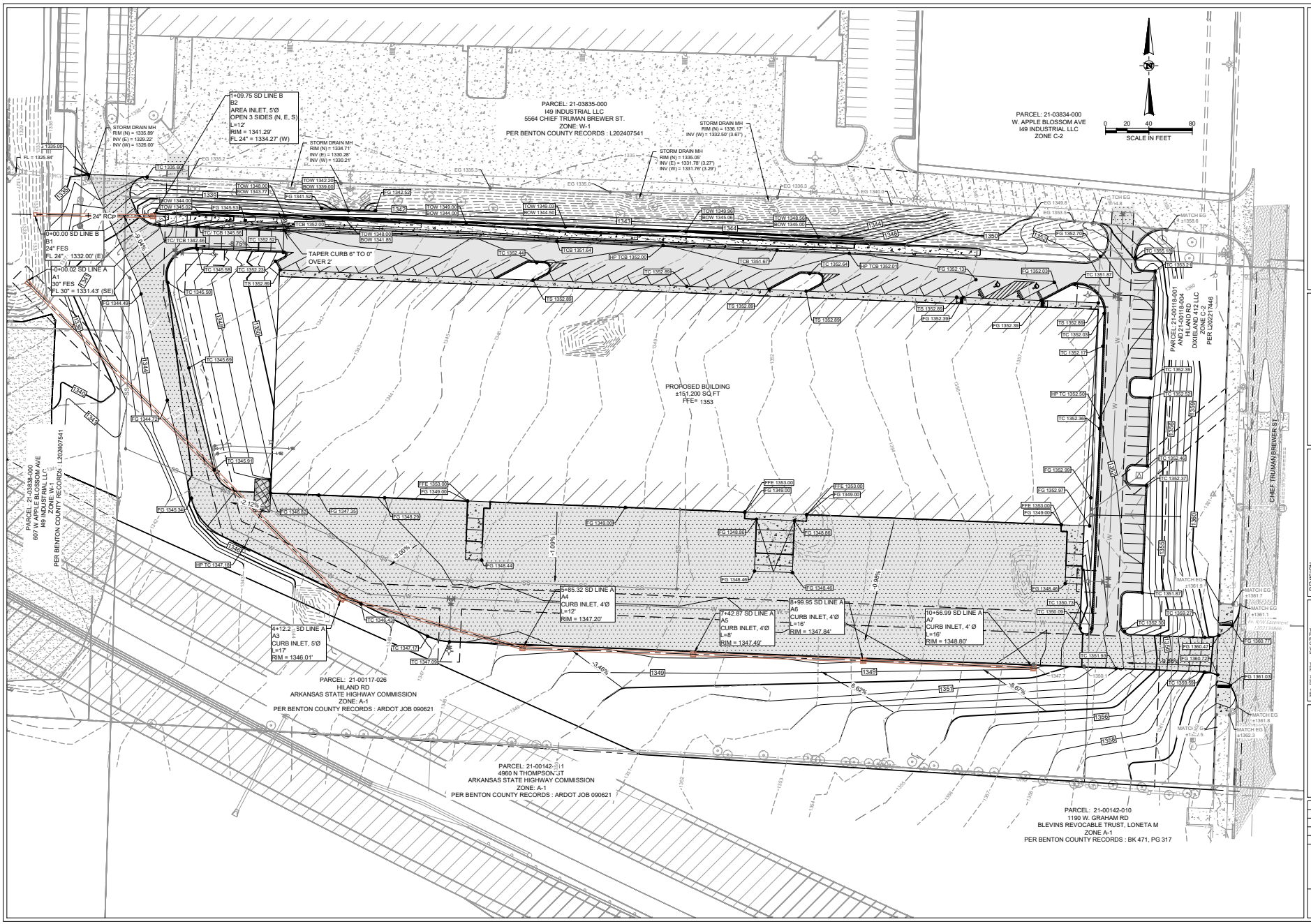
NAME LICENSE No.
NAME XX LICENSE NO.
7/23/2026
DATE
XX XX
FIRM / BUSINESS NO. STATE

PROJECT NO.:	60131
ISSUED:	07.23.2026
DRAWN BY:	--
CHECKED BY:	--
SCALE:	1" = 1'

SHEET TITLE:
EROSION CONTROL DETAILS

C201

FILE NAME: A:\60000s\60131\001\LDI\CADD\Sheets\C-Plan-DTL-S-60131-001.dwg DATE: July 23, 2026, TIME: 4:39 PM, USER: ah9835



I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL LLC
SPRINGDALE, AR

CITY PROJECT NUMBER L26-12

halff
2300 PERFORMANCE DR.
BUILDING A, SUITE 200
RICHARDSON, TX 75082
TEL: (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

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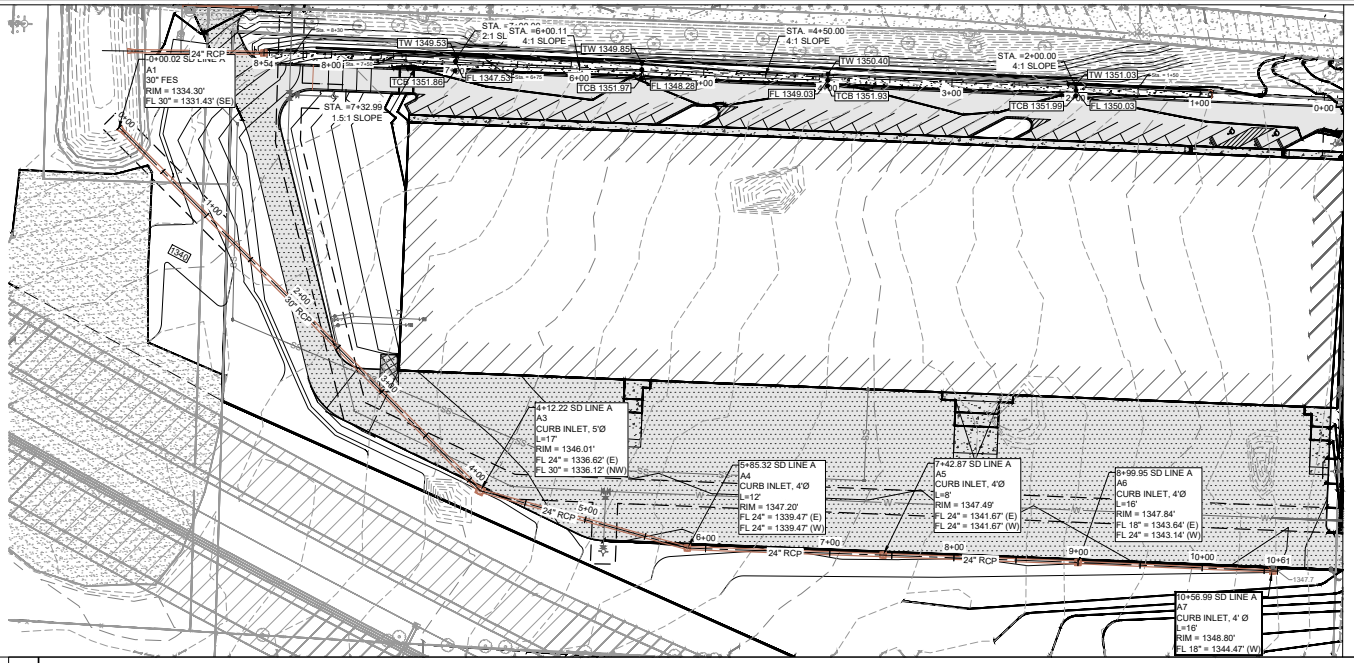
TOM A BURY — 14637
NAME — PE LICENSE NO.
7/23/2026 — DATE
1470 — FIRM / BUSINESS NO.
AR — STATE

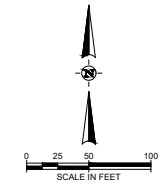
PROJECT NO.:	60131
ISSUED:	07.23.2026
DRAWN BY:	--
CHECKED BY:	--
SCALE:	1" = 40'

SHEET TITLE:
GRADING PLAN

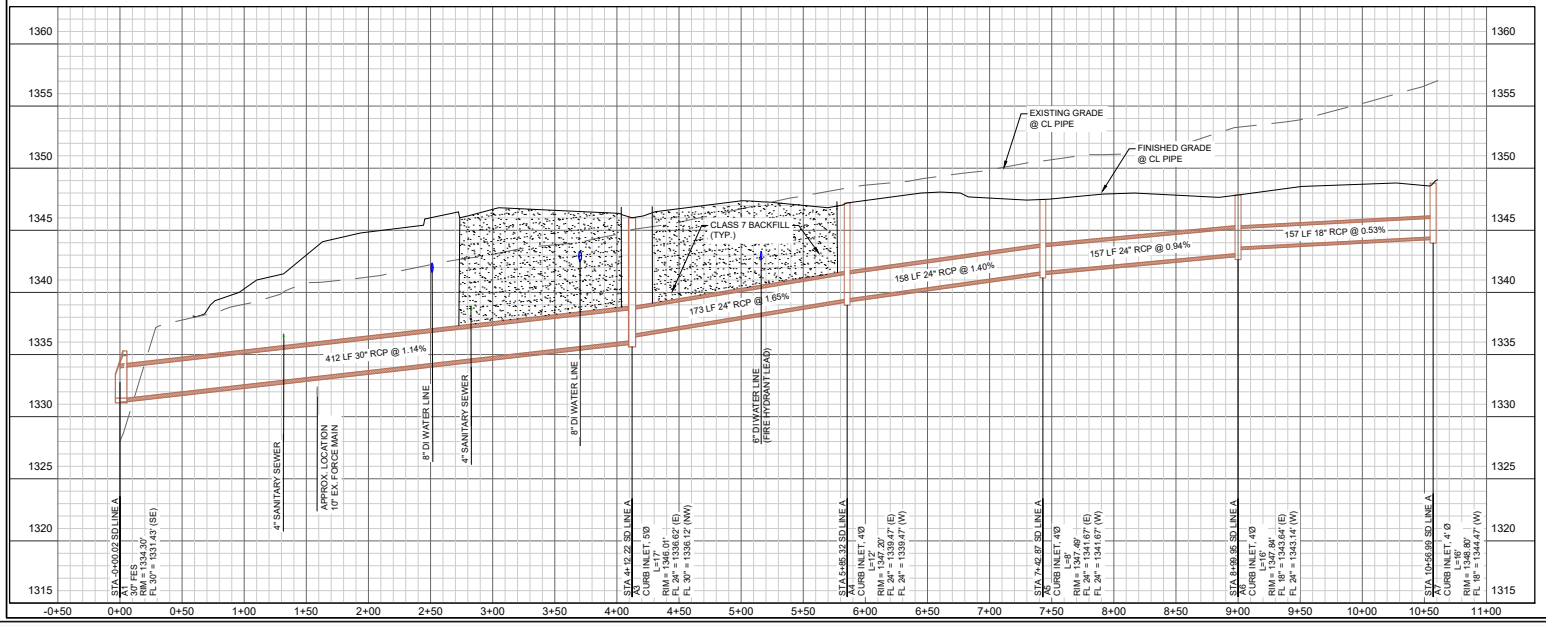
C300

FILE NAME: A:\60000s\60131\001\ILD\CAD\Sheets\C-Plan-GRAD-60131-001.dwg DATE: July 23, 2026, TIME: 4:39 PM, USER: ar5935





SD LINE A



I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL LLC
SPRINGDALE, AR

CITY PROJECT NUMBER L26-12

halff
2300 PERFORMANCE DR.
BUILDING II, SUITE 200
RICHARDSON, TX 75082
TEL: (214) 346-6200

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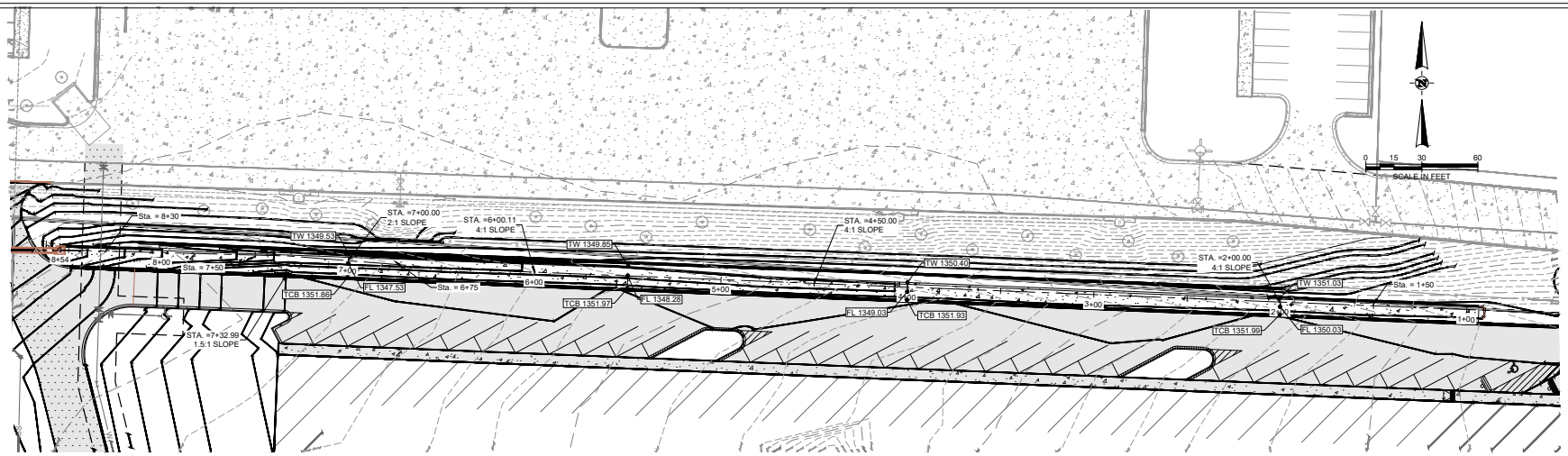
TOM A BURY — 14637
NAME — PE LICENSE NO.
7/23/2026
DATE:
1470 — AR
FIRM / BUSINESS NO. — STATE

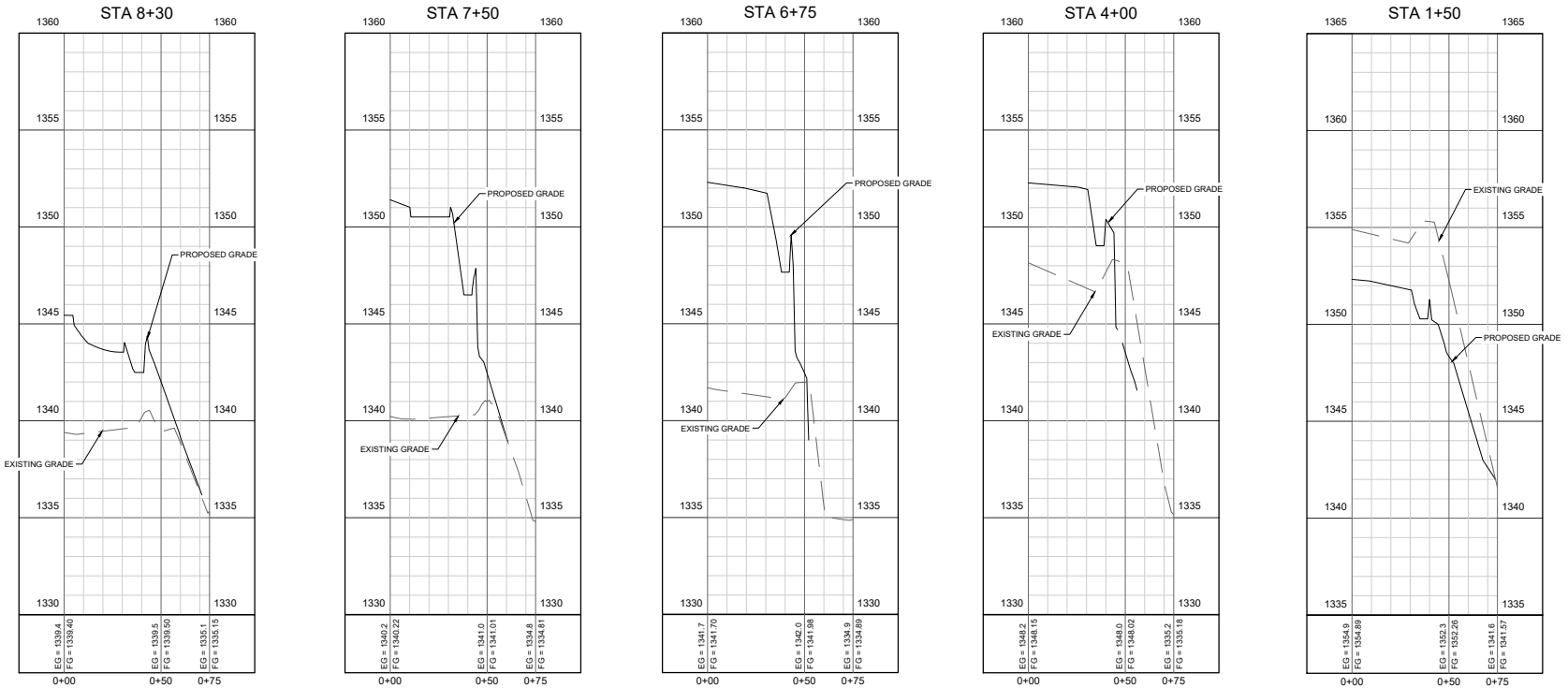
PROJECT NO.:	60131
ISSUED:	07.23.2026
DRAWN BY:	--
CHECKED BY:	--
SCALE:	1" = 50'

SHEET TITLE:
STORM DRAIN LINE A PLAN AND PROFILE

C301

FILE NAME: A:\60000s\60131\00\1LDC\ACD\Sheets\C-Plan-GRAD-60131-001.dwg DATE: July 23, 2026, TIME: 4:39 PM, USER: ah5935





I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL LLC
SPRINGDALE, AR
CITY PROJECT NUMBER L26-12

halff
2380 PERFORMANCE DR.
BUILDING C, SUITE 100
RICHARDSON, TX 75082
TEL: (214) 346-6200

REVISION
NO. | DATE | DESCRIPTION

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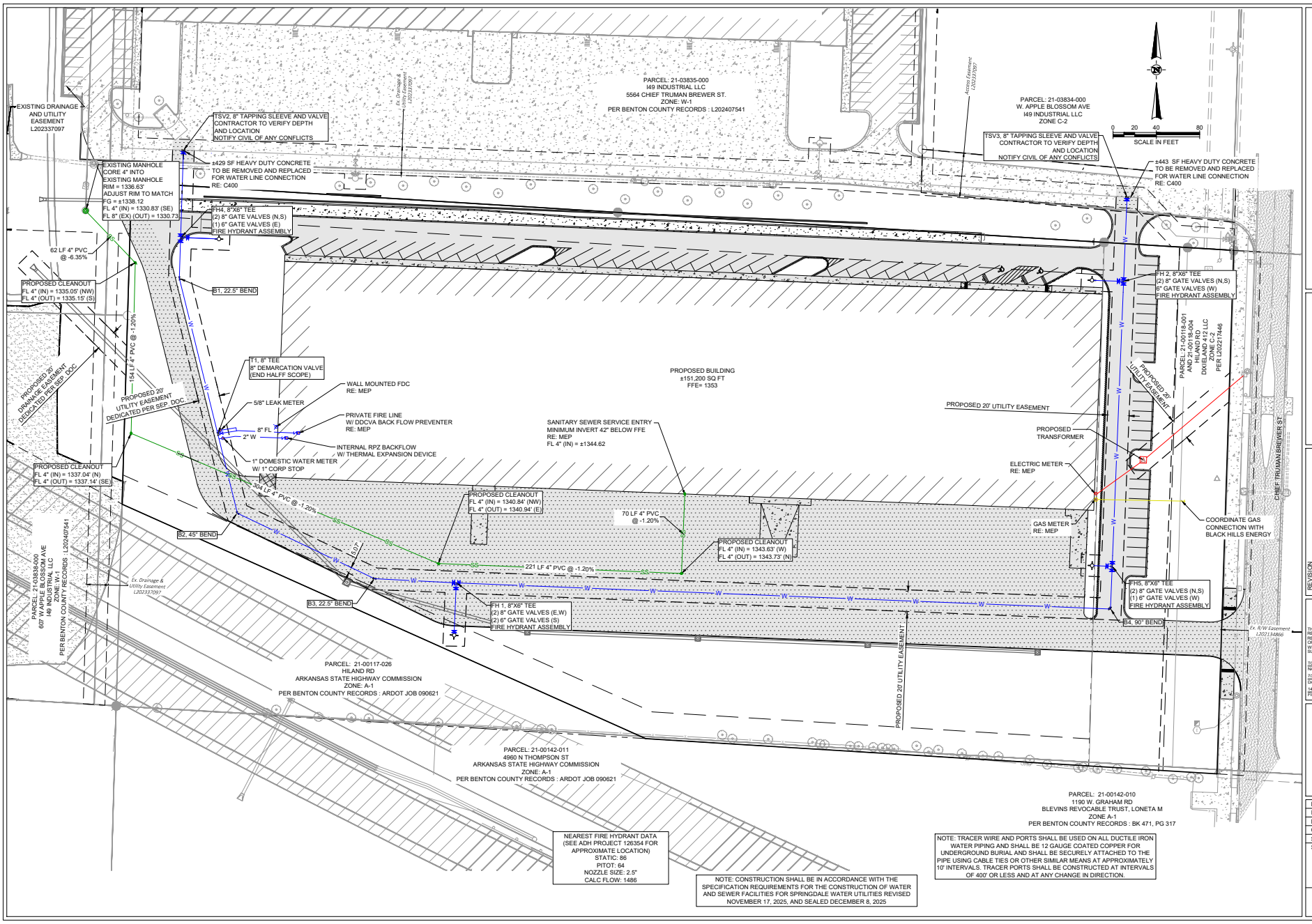
TOM A BURY — 14637
NAME — PE LICENSE NO.
7/23/2026
DATE:
1470 — AR
FIRM / BUSINESS NO. — STATE

PROJECT NO.: 60131
ISSUED: 07.23.2026
DRAWN BY: KES
CHECKED BY: TAB
SCALE: 1" = 30'
SHEET TITLE:
DITCH PLAN AND CROSS SECTION VIEW

C302

FILE NAME: A:\60000s\60131\00\1LD\C\ADD\Sheets\C-Plan-GRAD-60131-001.dwg DATE: July 23, 2026, TIME: 1:23 PM, USER: ah5935



I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL LLC
SPRINGDALE, AR
CITY PROJECT NUMBER L26-12

halff
2380 PERFORMANCE DR
BUILDING C, STE 100
RICHARDSON, TX 75082
TEL: (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

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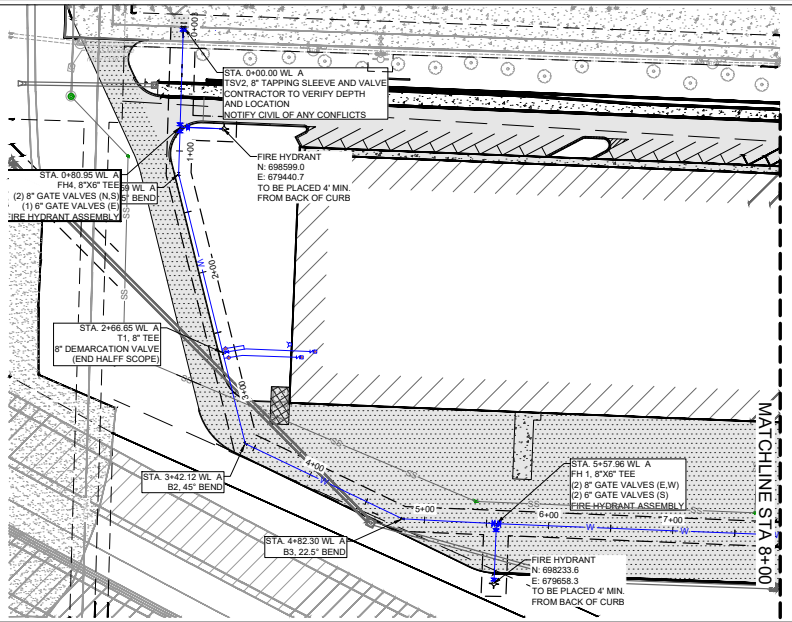
TOM A BURY — 14637 — NAME — PE LICENSE NO.
7/23/2026 — DATE
1470 — FIRM / BUSINESS NO. — AR — STATE

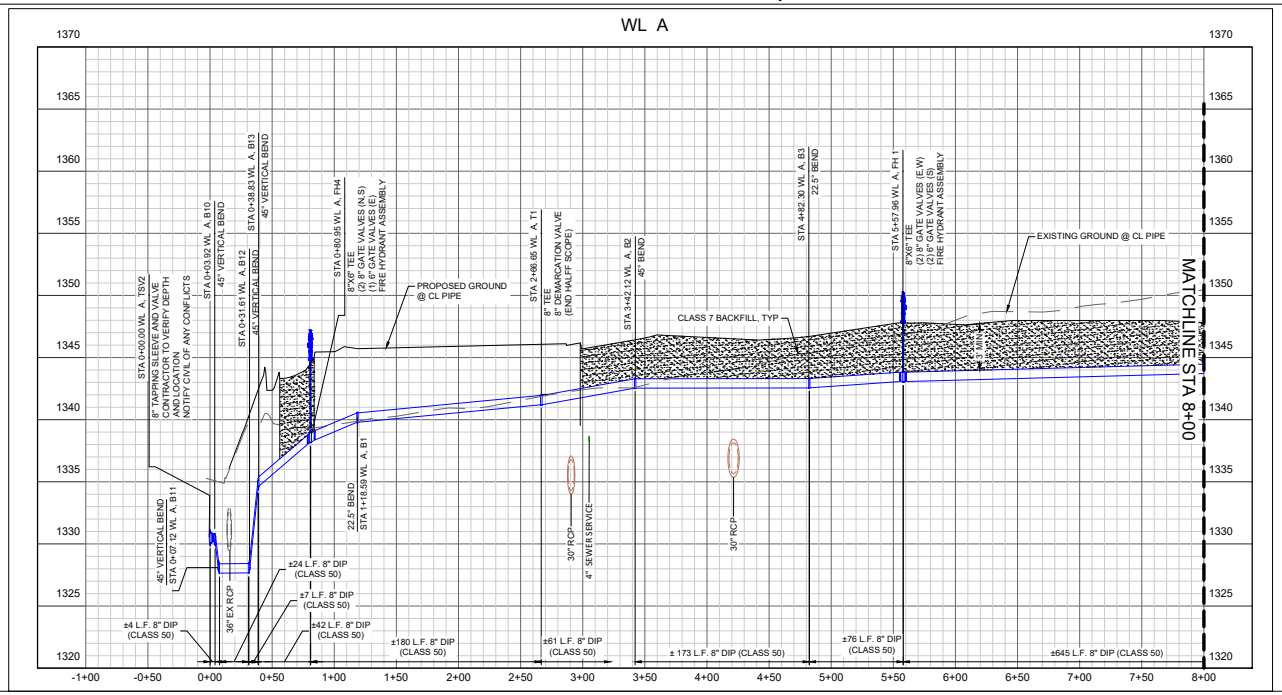
PROJECT NO.:	60131
ISSUED:	06.19.2026
DRAWN BY:	KES
CHECKED BY:	TAB
SCALE:	1" = 40'

SHEET TITLE:
UTLITY SHEET

C400

FILE NAME: A:\60000s\60131\001\ILD\C\ADD\Sheets\C-Plan-UTIL-60131-001.dwg DATE: July 23, 2026, TIME: 4:39 PM, USER: ahi5935





I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL LLC
SPRINGDALE, AR

CITY PROJECT NUMBER L26-12

halff
2300 PERFORMANCE DR.
BUILDING C, SUITE 100
RICHARDSON, TX 75082
TEL: (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

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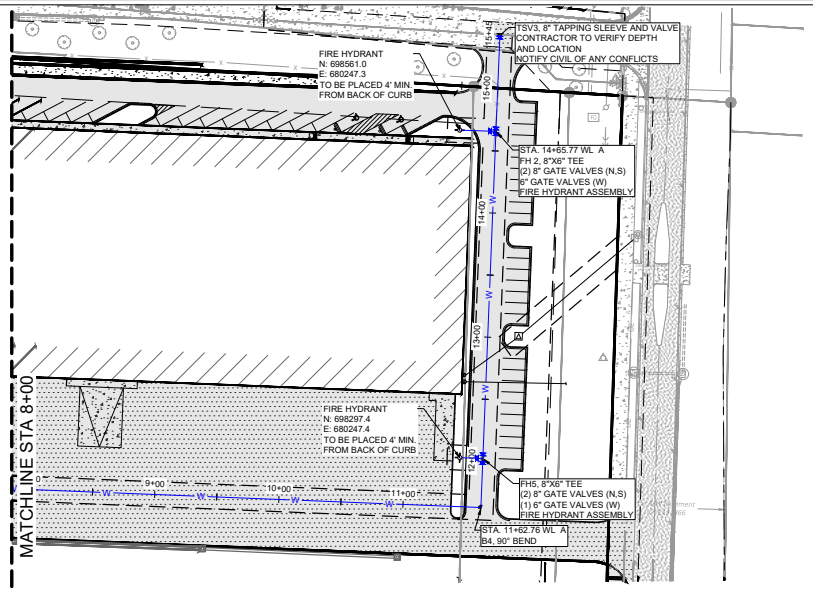
TOM A BURY — 14637
NAME — PE LICENSE NO.
7/23/2026
DATE
1470 — AR
FIRM / BUSINESS NO. — STATE

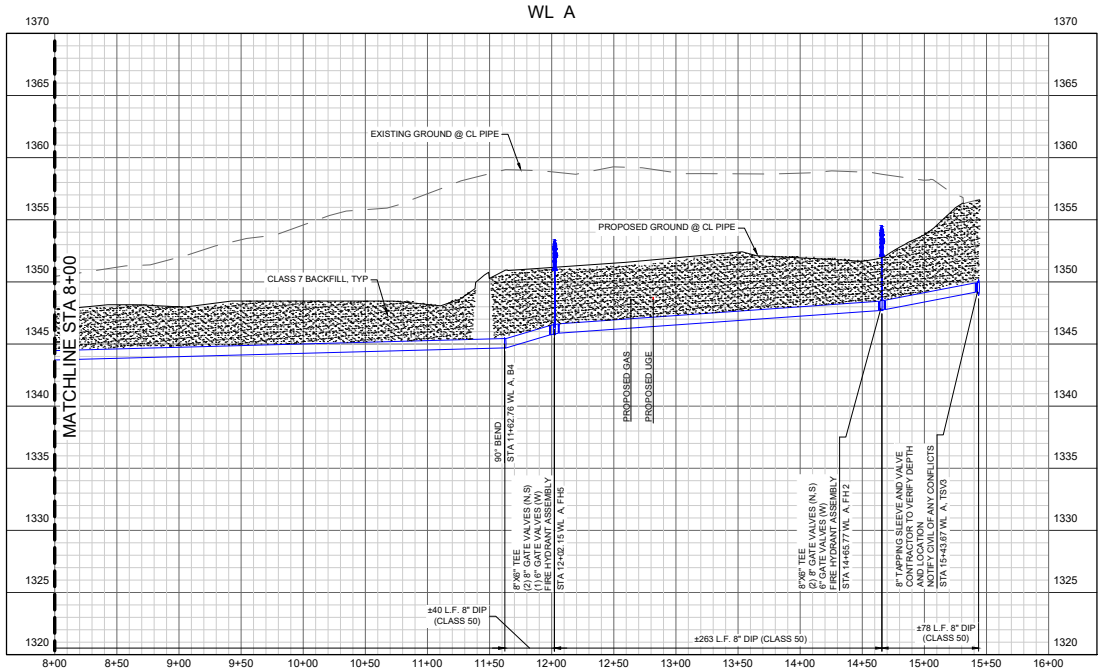
PROJECT NO.:	60131
ISSUED:	07.23.2026
DRAWN BY:	--
CHECKED BY:	--
SCALE:	1" = 50'

SHEET TITLE:
WATER LINE A
PLAN AND PROFILE

C401

FILE NAME: A:\60000s\60131\001\ILDIC\ADD\Sheets\C-Plan-J-TIL-60131-001.dwg DATE: July 23, 2026, TIME: 4:39 PM, USER: an5935





I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL LLC
SPRINGDALE, AR

CITY PROJECT NUMBER L26-12

halff
2300 PERFORMANCE DR.
BUILDING C, SUITE 200
RICHARDSON, TX 75082
TEL: (214) 346-6200

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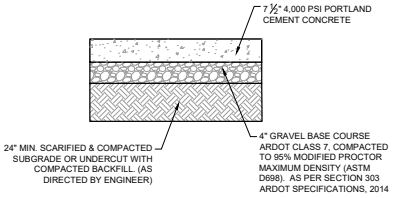
7/23/2026 — DATE
1470 — FIRM / BUSINESS NO. — AR — STATE

PROJECT NO.:	60131
ISSUED:	07.23.2026
DRAWN BY:	--
CHECKED BY:	--
SCALE:	1" = 50'

SHEET TITLE:
WATER LINE A
PLAN AND PROFILE
(CONT)

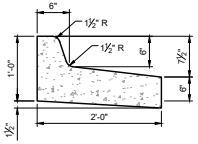
C402

FILE NAME: A:\60000s\60131\001\ILD\CADD\Sheets\C-Plan-J-TIL-60131-001.dwg DATE: July 23, 2026, TIME: 4:39 PM, USER: ah5935



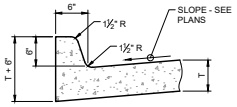
HEAVY DUTY DUMPSTER PAD

NOT TO SCALE 09-06-2024



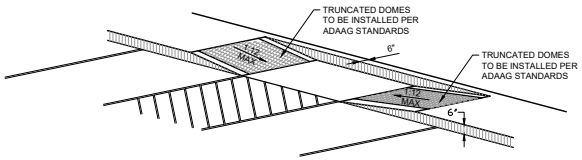
ST-30: TYPE 'C' CURB & GUTTER (OUTFLOW)

NOT TO SCALE 8-9-2024



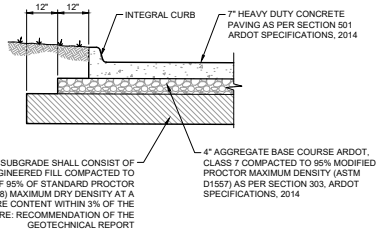
ST-40: INTEGRAL CURB FOR CONCRETE PAVING

NOT TO SCALE 8-9-2024



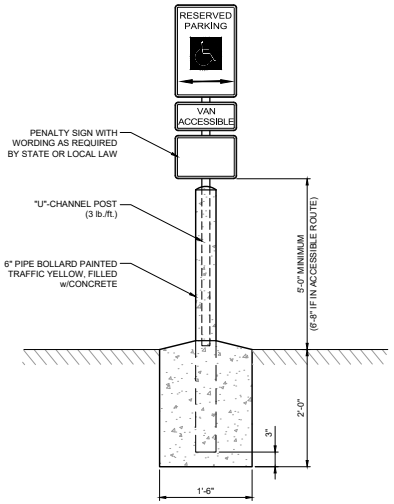
TYPE "C" ACCESSIBLE RAMP IN SIDEWALK

NOT TO SCALE



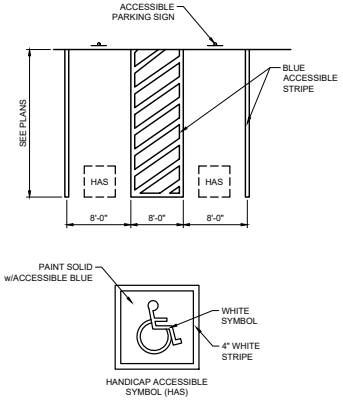
PS-20: CONCRETE PARKING PAVEMENT SECTION

NOT TO SCALE 4-25-2024



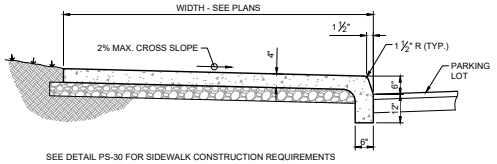
PS-100: HANDICAP ACCESSIBLE PARKING SIGN

NOT TO SCALE 8-9-2024



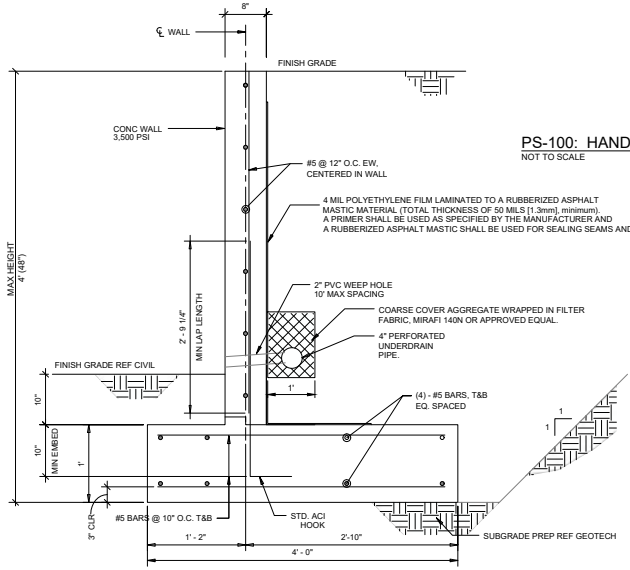
PS-90: HANDICAP ACCESSIBLE VAN PARKING SPACE LAYOUT

NOT TO SCALE 8-9-2024



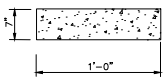
PS-70: CONCRETE SIDEWALK ADJACENT TO PARKING LOT

NOT TO SCALE 8-9-2024



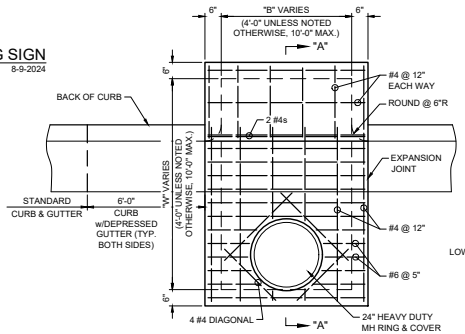
RETAINING WALL

NTS

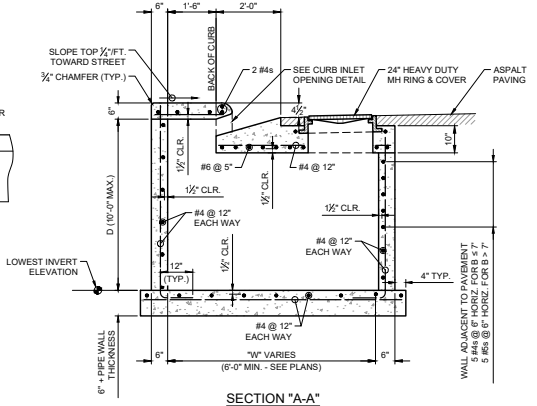


TYPE D RIBBON CURB & GUTTER

Not to Scale 12-16-09



PLAN



SECTION "A-A"

NOTES:

1. SEE PLANS FOR DIMENSIONS "B" AND "W" (NOTED B x W).
2. WALL REINFORCEMENT FOR WALL ADJACENT TO PAVEMENT AND TOP SHALL BE AS INDICATED. ALL OTHER REINFORCING SHALL BE #4 BARS AT 12" EACH WAY.
3. SEE DETAIL FOR WALL CORNER REINFORCEMENT.

DR-11: REVERSE CURB INLET "A"

NOT TO SCALE 2-29-2024

I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL, LLC
SPRINGDALE, AR
CITY PROJECT NUMBER N26-10

halff
2300 PERFORMANCE DR.
BUILDING A, SUITE 200
RICHARDSON, TX 75082
TEL: (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

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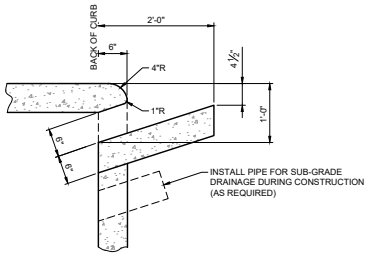
NAME LICENSE No.
NAME XX LICENSE NO.
7/23/2026
DATE
XX XX
FIRM / BUSINESS NO. STATE

PROJECT NO.:	60131
ISSUED:	06.19.2026
DRAWN BY:	KES
CHECKED BY:	TAB
SCALE:	N.T.S

SHEET TITLE:
MISCELLANEOUS DETAILS

C500

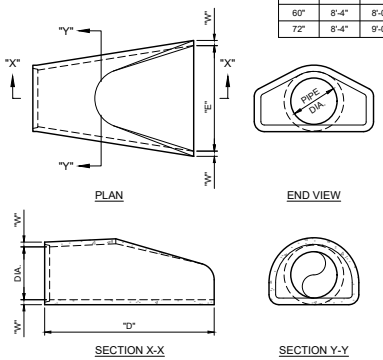
FILE NAME: A:\60000s\60131\001\ILD\C\ADD\Sheets\C-Plan-DTL9-60131-001.dwg DATE: July 23, 2026, TIME: 4:39 PM, USER: #45935



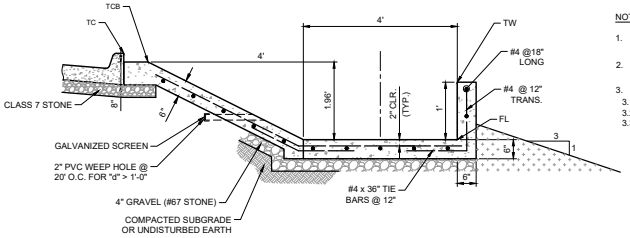
DR-40: CURB INLET OPENING DETAIL
NOT TO SCALE 3-7-2024

"W"= WALL THICKNESS OF PIPE

DIA.	"D"	"E"
18"	6'-1"	3'-0"
24"	6'-1½"	4'-0"
30"	6'-1¾"	5'-0"
36"	8'-1¾"	6'-0"
42"	8'-2"	6'-6"
48"	8'-2"	7'-0"
54"	8'-4"	7'-6"
60"	8'-4"	8'-0"
72"	8'-4"	9'-0"

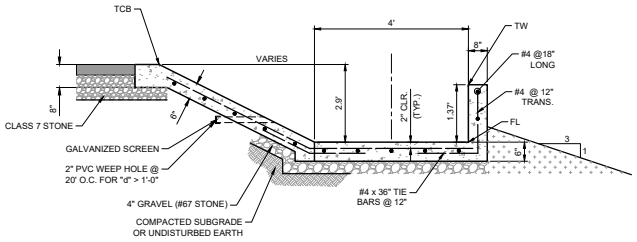


DR-130: FLARED END SECTION
NOT TO SCALE 3-13-2024

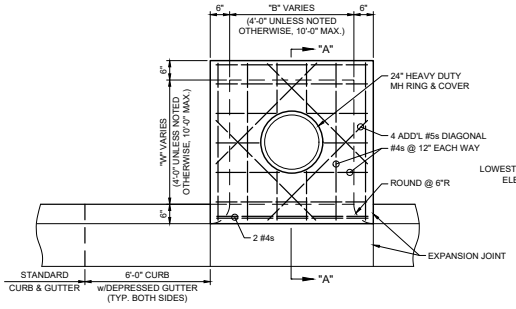


NOTES:
1. TRANSVERSE CONTRACTION JOINTS SHALL BE PLACED AT 10'-0" O.C. AND EXPANSION JOINTS AT 100'.
2. FOR FB ≥ 8'-0", SLOPE CHANNEL BOTTOM AT ½"/FT. TOWARD THE CENTER OF THE CHANNEL.
3. ELEVATION CALL OUTS
   3.1. TCB = TOP OF CHANNEL BANK
   3.2. TW = TOP OF WALL/ TOP OF CHANNEL
   3.3. FL = FLOW LINE

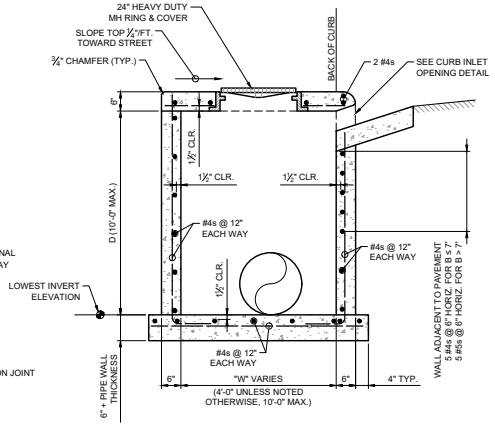
DR-112: CONCRETE LINED DITCH AT STA. 7+33 TO 8+54
NOT TO SCALE 3-12-2024



DR-112: CONCRETE LINED DITCH AT STA. 0+94 TO 7+33
NOT TO SCALE 3-12-2024



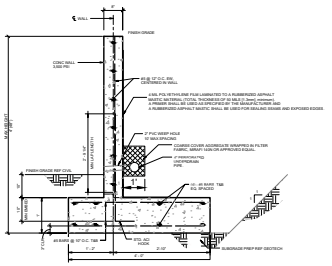
PLAN



SECTION "A-A"

NOTES:
1. SEE PLANS FOR DIMENSIONS "B" AND "W" (NOTED B x W).
2. WALL REINFORCEMENT FOR WALL ADJACENT TO PAVEMENT AND TOP SHALL BE AS INDICATED. ALL OTHER REINFORCING SHALL BE #4 BARS AT 12" EACH WAY.
3. SEE DETAIL FOR WALL CORNER REINFORCEMENT.

DR-10: CURB INLET
NOT TO SCALE 2-29-2024



RETAINING WALL

I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL, LLC
SPRINGDALE, AR
CITY PROJECT NUMBER N26-10

halff
2300 PERFORMANCE DR.
BUILDING A, SUITE 200
RICHARDSON, TX 75082
TEL: (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

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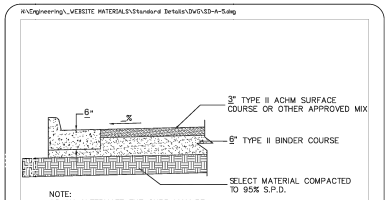
NAME: LICENSE No.
NAME: XX LICENSE NO.
7/23/2026
DATE:
XX XX
FIRM / BUSINESS NO. STATE

PROJECT NO.: 60131
ISSUED: 06.19.2026
DRAWN BY: KES
CHECKED BY: TAB
SCALE: N.T.S
SHEET TITLE:
MISCELLANEOUS DETAILS

C501

FILE NAME: A:\60000s\60131\001\ILD\C\AD\DStreet\C-Plan-DTL9-60131-001.dwg DATE: July 23, 2026, TIME: 4:39 PM, USER: #45935

Return to Agenda



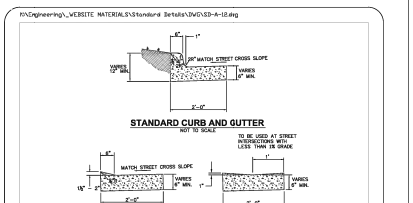
NOTE:
AS AN ALTERNATE THE CURB MAY BE PLACED DIRECTLY ON THE SUBGRADE

FULL DEPTH ASPHALT SECTION
NOT TO SCALE

Note To Engineers:
Paving depth to be per ordinance or formal design.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-5	



STANDARD CURB AND GUTTER
NOT TO SCALE

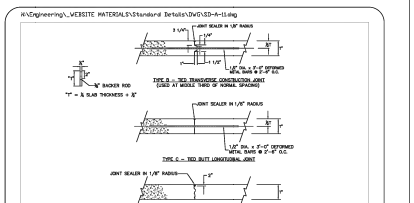
TO BE USED AT STREET INTERSECTIONS AND NOT LESS THAN 15 GRADE

MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, CURB INLETS, END OF CURBS, OR HORIZONTAL - SEE DETAIL) OR AS DIRECTED BY ENGINEER.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	



JOINTS FOR CONCRETE PAVEMENT
NOT TO SCALE

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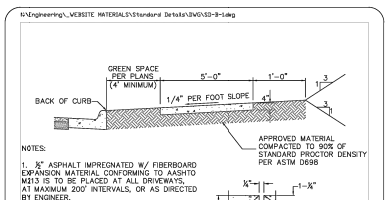
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-11	



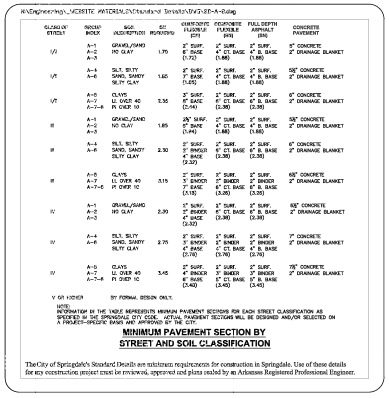
NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4-7% AIR ENTRAINMENT.

SIDEWALK DETAIL
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	



CLASS OF SOILS	SOILS GROUP	SOIL DESCRIPTION	SOIL CBR	CONCRETE FLEXIBLE (CF)	CONCRETE FLEXIBLE (CR)	FULL DEPTH ASPHALT (FA)	CONCRETE PAVEMENT
I/I	A-1 A-2 A-3	GRAVEL/SAND HO CLAY	1.70	5" SURF. 6" BASE (1.72)	5" SURF. 4" CT. BASE (1.66)	3" SURF. 4" B. BASE (1.66)	5" CONCRETE 2" DRAINAGE BLANKET
I/I	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	1.65	5" SURF. 7" BASE (1.67)	3" SURF. 4" CT. BASE (1.66)	3" SURF. 4" B. BASE (1.66)	5½" CONCRETE 2" DRAINAGE BLANKET
I/I	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	3.35	5" SURF. 8" BASE (2.04)	3" SURF. 6" CT. BASE (2.38)	3" SURF. 6" B. BASE (2.38)	6" CONCRETE 2" DRAINAGE BLANKET
II	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	1.85	5½" SURF. 6" BASE (1.94)	3" SURF. 6" CT. BASE (1.66)	3" SURF. 6" B. BASE (1.66)	5½" CONCRETE 2" DRAINAGE BLANKET
II	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	2.30	5" SURF. 5" BINDER 4" BASE (2.32)	3" SURF. 6" CT. BASE (2.38)	3" SURF. 6" B. BASE (2.38)	6" CONCRETE 2" DRAINAGE BLANKET
II	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	3.15	5" SURF. 5" BINDER 7" BASE (4.18)	3" SURF. 3" BINDER 6" CT. BASE (3.28)	3" SURF. 3" BINDER 6" B. BASE (3.28)	6½" CONCRETE 2" DRAINAGE BLANKET
IV	A-1 A-2 A-3	GRAVEL/SAND HO CLAY	2.30	5" SURF. 5" BINDER 4" BASE (2.32)	3" SURF. 3" CT. BASE (2.38)	3" SURF. 6" B. BASE (2.38)	6½" CONCRETE 2" DRAINAGE BLANKET
IV	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	2.75	5" SURF. 5" BINDER 4" BASE (2.76)	3" SURF. 3" BINDER 6" CT. BASE (2.76)	3" SURF. 3" BINDER 4" B. BASE (2.76)	7" CONCRETE 2" DRAINAGE BLANKET
IV	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	3.45	5" SURF. 6" BINDER 6" BASE (3.46)	3" SURF. 3" BINDER 6" CT. BASE (3.45)	3" SURF. 3" BINDER 5" B. BASE (3.45)	7½" CONCRETE 2" DRAINAGE BLANKET

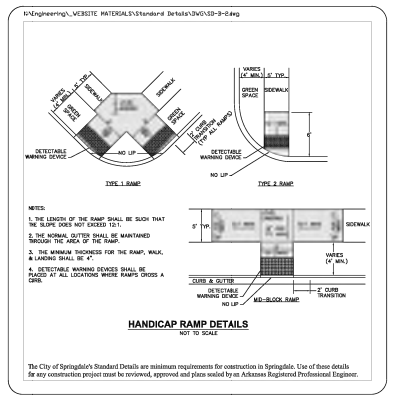
V OR HIGHER — BY FORMAL DESIGN ONLY

NOTE:
INFORMATION IN THE TABLE REPRESENTS MINIMUM PAVEMENT SECTIONS FOR EACH STREET CLASSIFICATION AS SPECIFIED IN THE SPRINGDALE CITY CODE. ACTUAL PAVEMENT SECTIONS WILL BE DESIGNED AND/OR SELECTED ON A PROJECT-SPECIFIC BASIS AND APPROVED BY THE CITY.

MINIMUM PAVEMENT SECTION BY STREET AND SOIL CLASSIFICATION

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-8	



NOTES:

1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.

HANDICAP RAMP DETAILS
NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL, LLC
SPRINGDALE, AR

CITY PROJECT NUMBER N26-10

halff
2300 PERFORMANCE DR.
RICHARDSON, TX 75082
TEL: (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

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NAME: LICENSE No.
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7/23/2026
DATE
XX XX
FIRM / BUSINESS NO. STATE

PROJECT NO.:	60131
ISSUED:	06.19.2026
DRAWN BY:	KES
CHECKED BY:	TAB
SCALE:	N.T.S

SHEET TITLE:
CITY DETAILS

C502

FILE NAME: A:\600\06\60131\001\LDC\ADD\Sheets\C-Plan-DTL-60131-001.dwg DATE: July 23, 2026, TIME: 4:38 PM, USER: ah5935

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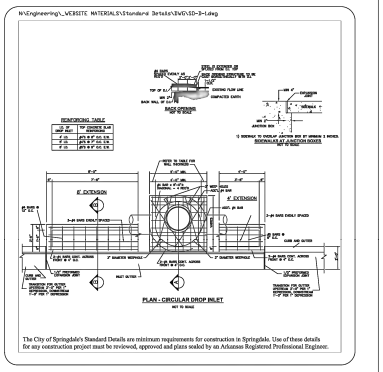

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-1

SPRINGDALE
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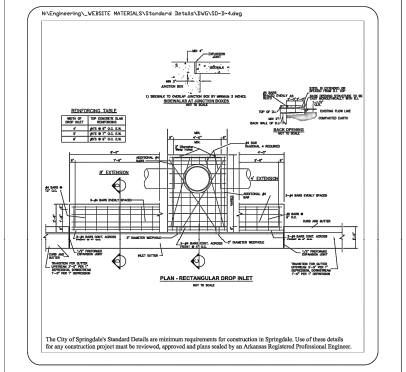


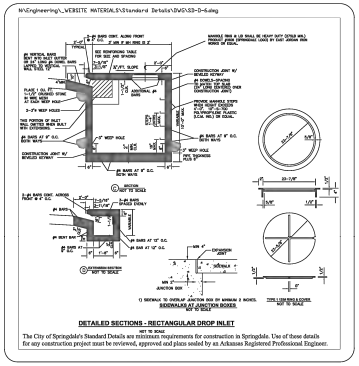
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-4

SPRINGDALE
WE'RE MAKING IT HAPPEN



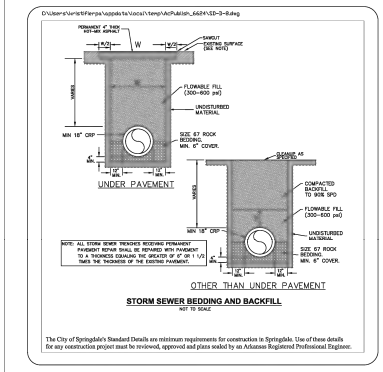
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-6

SPRINGDALE
WE'RE MAKING IT HAPPEN



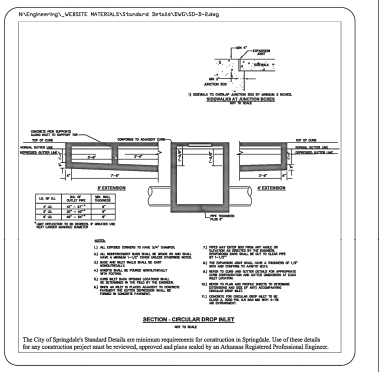
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-8

SPRINGDALE
WE'RE MAKING IT HAPPEN



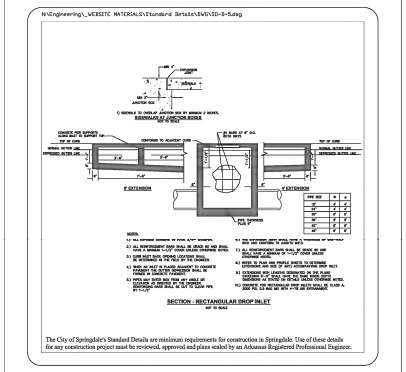
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



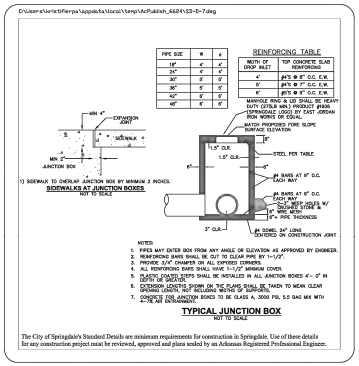
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-5

SPRINGDALE
WE'RE MAKING IT HAPPEN



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-7

SPRINGDALE
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I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL, LLC
SPRINGDALE, AR

CITY PROJECT NUMBER N26-10

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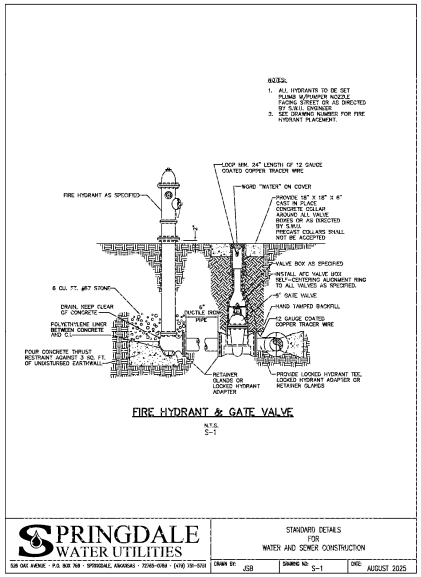
7/23/2026
DATE
XX XX
FIRM / BUSINESS NO. STATE

PROJECT NO.: 60131
ISSUED: 06.19.2026
DRAWN BY: KES
CHECKED BY: TAB
SCALE: N.T.S
SHEET TITLE:

CITY DETAILS

C503

FILE NAME: A:\60000s\60131\001\ILDC\ADDS\sheets\C-Plan-DTL-S-60131-001.dwg DATE: July 23, 2026, TIME: 4:38 PM, USER: dr5935



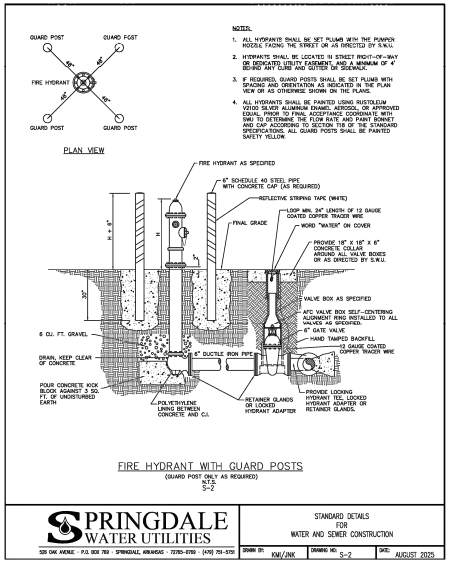
FIRE HYDRANT & GATE VALVE

N.T.S.
S-1

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701 | DRAWN BY: JSB | DRAWING NO.: S-1 | DATE: AUGUST 2025



FIRE HYDRANT WITH GUARD POSTS

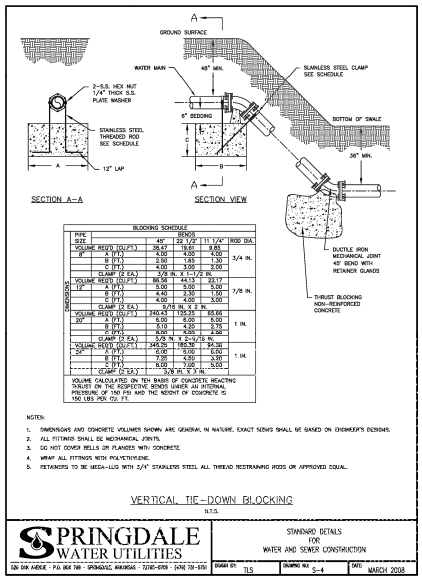
(GUARD POST ONLY AS REQUIRED)

N.T.S.
S-2

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

520 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701 | DRAWN BY: KM/JNK | DRAWING NO.: S-2 | DATE: AUGUST 2025



PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
8"	VOLUME REQ'D (CU.FT.)	39.47	19.61	9.85	
	A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.50	1.65	1.30	3/4 IN.
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	5/8 IN. X 1-1/2 IN.			
12"	VOLUME REQ'D (CU.FT.)	86.96	44.13	22.17	
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.35	1.50	7/8 IN.
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	3/4 IN. X 2 IN.			
16"	VOLUME REQ'D (CU.FT.)	240.45	120.35	60.66	
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.20	2.75	1 IN.
	C (FT.)	6.00	6.00	4.00	
	CLAMP (2 EA.)	7/8 IN. X 2-1/2 IN.			
24"	VOLUME REQ'D (CU.FT.)	345.76	185.76	94.36	
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.00	5.00	4.00	1 IN.
	C (FT.)	6.00	7.00	5.00	
	CLAMP (2 EA.)	1 IN. X 3 IN.			

VOLUME CALCULATED ON TEN BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 100 LBS PER CU. FT.

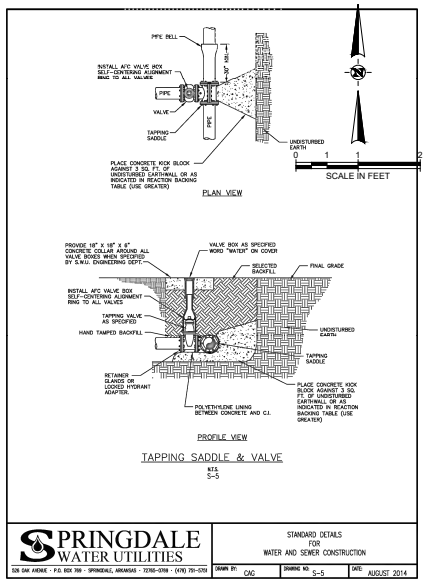
VERTICAL TIE-DOWN BLOCKING

N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

520 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701 | DRAWN BY: TLS | DRAWING NO.: S-4 | DATE: MARCH 2018



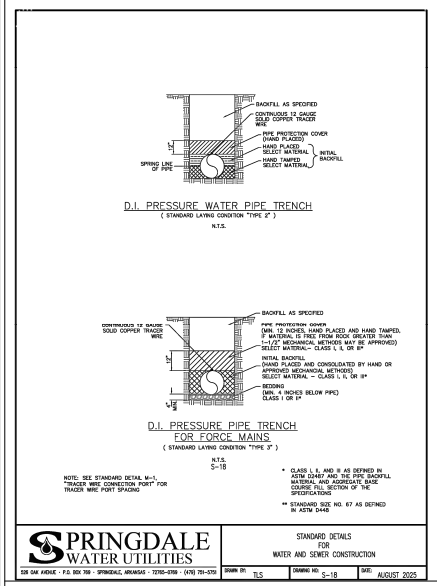
TAPPING SADDLE & VALVE

N.T.S.
S-5

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

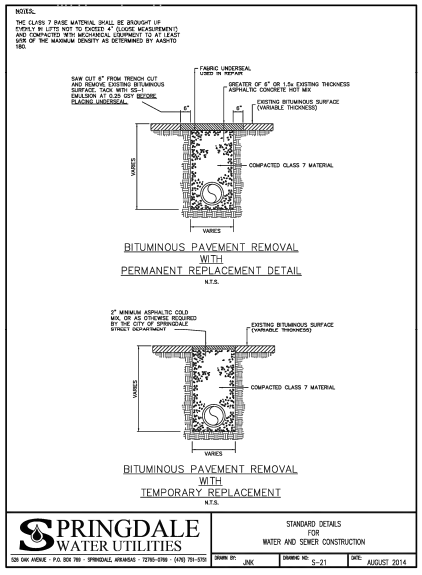
520 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701 | DRAWN BY: CAC | DRAWING NO.: S-5 | DATE: AUGUST 2014



SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701 | DRAWN BY: TLS | DRAWING NO.: S-18 | DATE: AUGUST 2025



SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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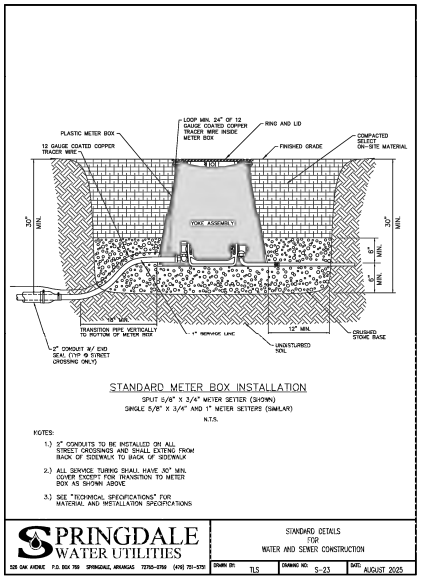
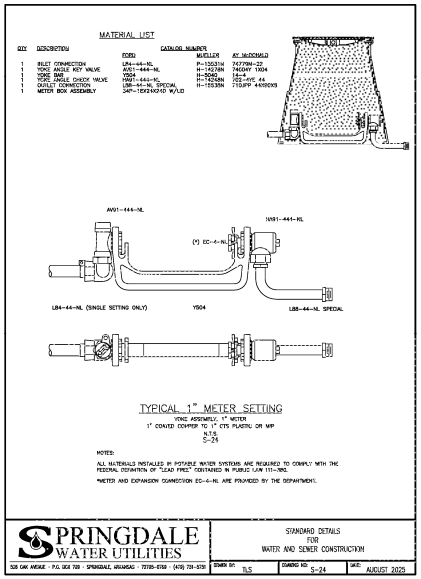


SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

520 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701 | DRAWN BY: TLS | DRAWING NO.: S-23 | DATE: AUGUST 2025



SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

520 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701 | DRAWN BY: TLS | DRAWING NO.: S-24 | DATE: AUGUST 2025

I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL, LLC
SPRINGDALE, AR

CITY PROJECT NUMBER N26-10

halff
2300 PERFORMANCE DR.
BUILDING A
RICHARDSON, TX 75082
TEL: (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

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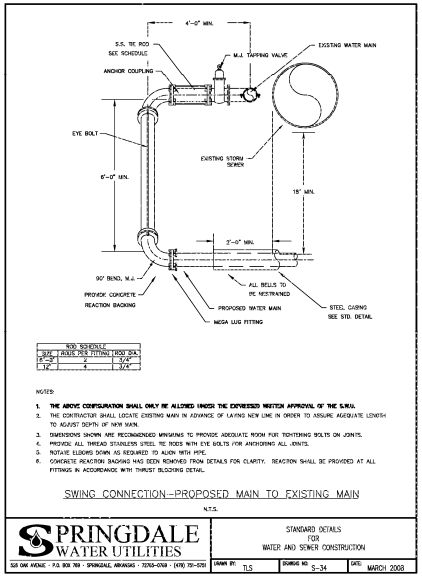
PROJECT NO.: 60131
ISSUED: 06.19.2026
DRAWN BY: KES
CHECKED BY: TAB
SCALE: N.T.S
SHEET TITLE:

CITY DETAILS

C504

FILE NAME: A:\60000s\60131\001\ILDC\ADDS\sheets\C-Plan-DTL-S-60131-001.dwg DATE: July 23, 2026, TIME: 4:39 PM, USER: dr5935



SWING CONNECTION - PROPOSED MAIN TO EXISTING MAIN
N.T.S.

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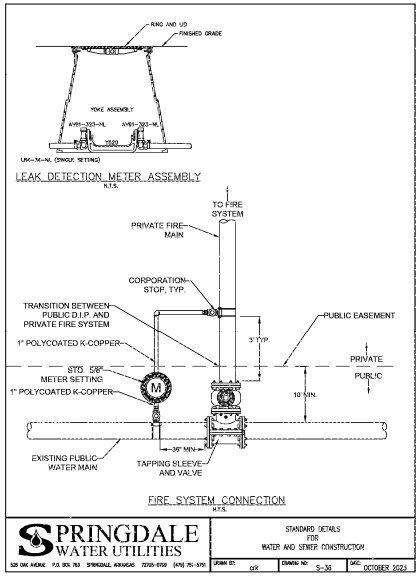

FIRE SYSTEM CONNECTION
N.T.S.

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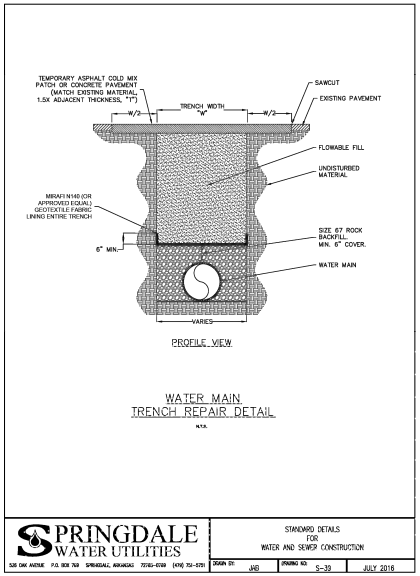
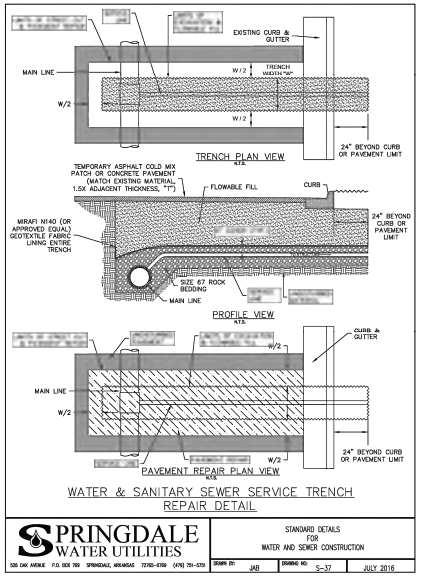
DRAWN BY: crk | DRAWING NO: S-38 | DATE: OCTOBER 2023



WATER MAIN TRENCH REPAIR DETAIL
N.T.S.

SPRINGDALE WATER UTILITIES | STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701
DRAWN BY: JAB | DRAWING NO: S-39 | DATE: JULY 2016



WATER & SANITARY SEWER SERVICE TRENCH REPAIR DETAIL

SPRINGDALE WATER UTILITIES | STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
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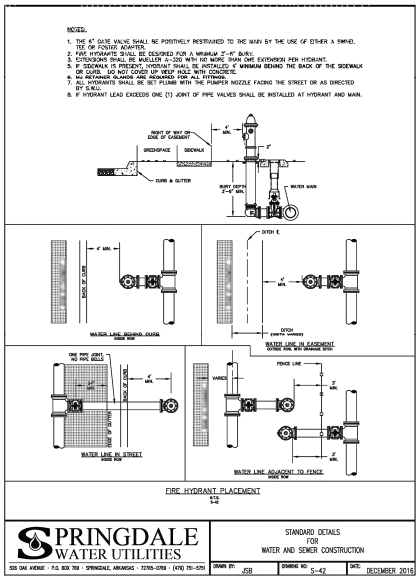
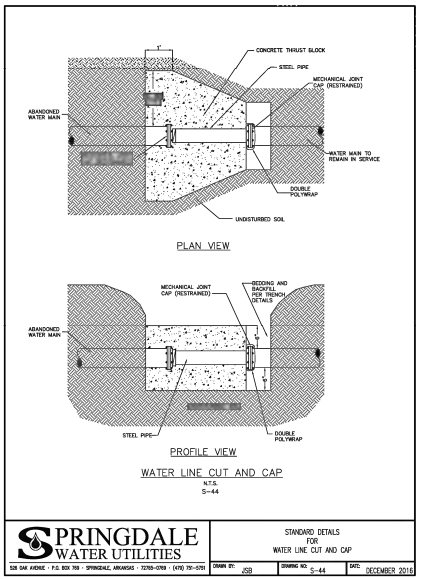


FIRE HYDRANT PLACEMENT
N.T.S.
S-42

SPRINGDALE WATER UTILITIES | STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701
DRAWN BY: JSB | DRAWING NO: S-42 | DATE: DECEMBER 2016



WATER LINE CUT AND CAP
N.T.S.
S-44

SPRINGDALE WATER UTILITIES | STANDARD DETAILS FOR WATER LINE CUT AND CAP
528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701
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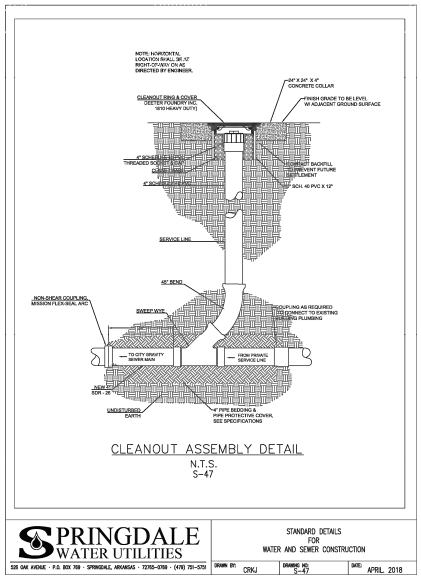

CLEANOUT ASSEMBLY DETAIL
N.T.S.
S-47

SPRINGDALE WATER UTILITIES | STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
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DRAWN BY: CRW | DRAWING NO: S-47 | DATE: APRIL 2018

I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL, LLC
SPRINGDALE, AR
CITY PROJECT NUMBER N26-10

halff
2300 PERFORMANCE DR.
BUILDING A
RICHARDSON, TX 75082
TEL: (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

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PROJECT NO.: 60131
ISSUED: 06.19.2026
DRAWN BY: KES
CHECKED BY: TAB
SCALE: N.T.S
SHEET TITLE:
CITY DETAILS

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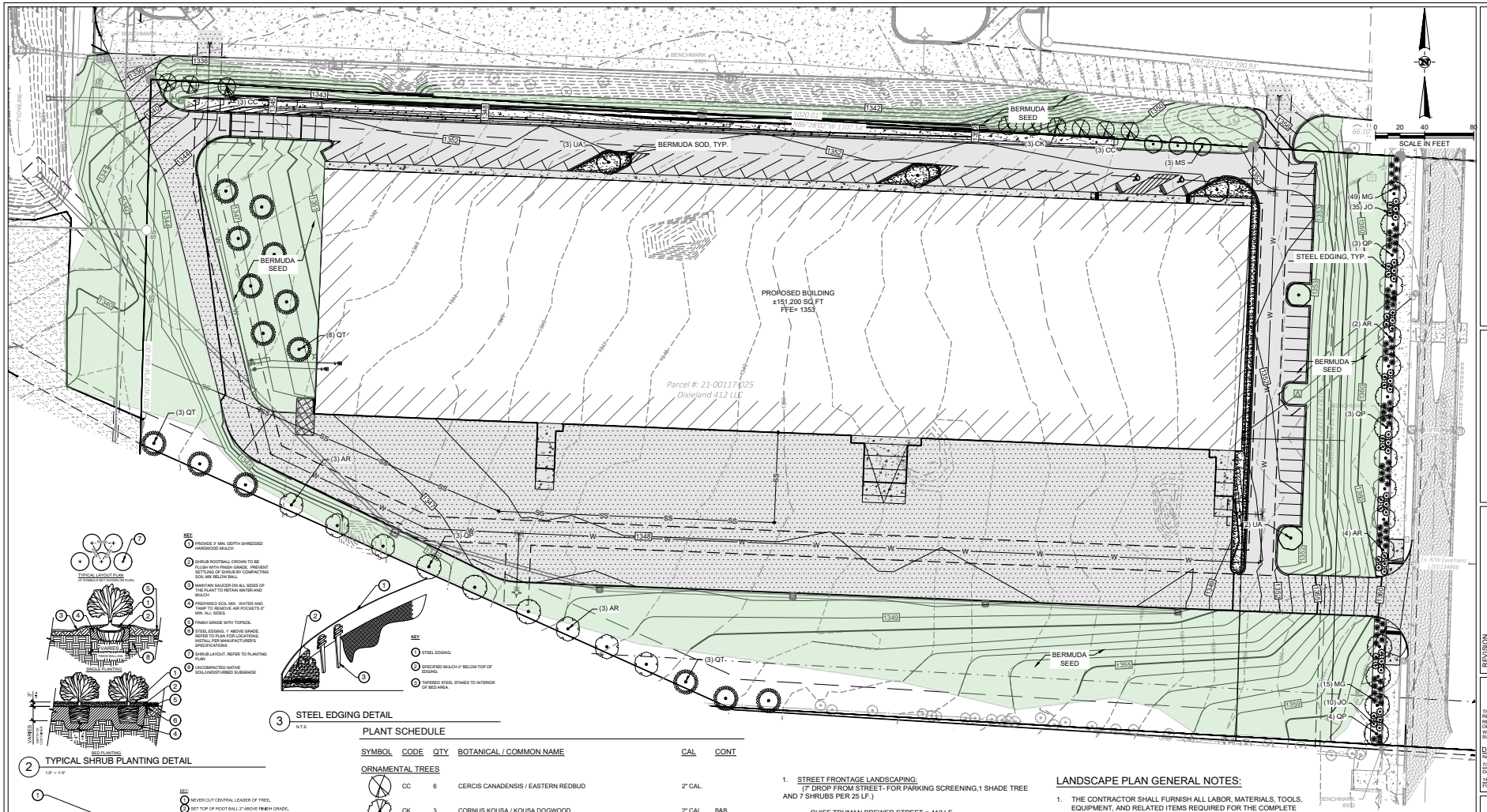
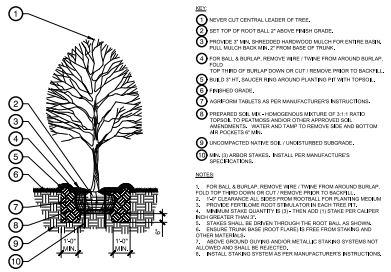
FILE NAME: A:\60000s\60131\001\ILD\CAD\Sheets\C-Plan-DTL-S-60131-001.dwg DATE: July 23, 2026, TIME: 4:38 PM, USER: dr5935

Return to Agenda



2 TYPICAL SHRUB PLANTING DETAIL
1/2" = 1'-0"



1 TYPICAL TREE PLANTING WITH ARBOR STAKES DETAIL
3/8" = 1'-0"

3 STEEL EDGING DETAIL
N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	CONT
ORNAMENTAL TREES					
	CC	6	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	
	CK	3	CORNUS KOUSA / KOUSA DOGWOOD	2" CAL.	B&B
	MS	3	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	2" CAL.	B&B
SHADE TREES					
	AR	12	ACER RUBRUM / RED MAPLE	2" CAL.	B&B
	QP	13	QUERCUS PHELLOS / WILLOW OAK	2" CAL.	B&B
	QT	14	QUERCUS TEXANA / NUTTALL OAK	2" CAL.	B&B
	UA	5	ULMUS PARVIFOLIA `ALLEE` / ALLEE® LACEBARK ELM	2" CAL.	B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPD
SHRUBS					
	JO	45	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	3 GAL.	
	MG	67	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	3 GAL.	

1. STREET FRONTAGE LANDSCAPING:
(7' DROP FROM STREET- FOR PARKING SCREENING,1 SHADE TREE AND 7 SHRUBS PER 25 LF.)

CHIEF TRUMAN BREWER STREET = 412 LF
412 ÷ 25 = 16 = **16** SHADE TREES. 16(7) = **112** SHRUBS
16 SHADE TREES, 112 SHRUBS = REQUIRED.
16 SHADE TREES, 112 SHRUBS = PROVIDED

2. INTERIOR PARKING LOT LANDSCAPING:
(3,000-49,999 SQ. FT. TOTAL PARKING LOT AREA - 8% TOTAL AREA OF LOT FOR INTERIOR PLANTING.)
10,455 SQ. FT. X .08 = 836 SQ. FT. REQUIRED.
4,469 SQ. FT. PROVIDED in ST. FRONTAGE BUFFER.

4. PERIMETER LANDSCAPING:
(1 TREE PER 25 LF AND 5' LANDSCAPE AREA)
NORTH
861 ÷ 25 = 34 TREES REQUIRED
34 TREES PROVIDED, 22 OF WHICH ARE EXISTING
WEST
188 ÷ 25 = 8 TREES REQUIRED
8 TREES PROVIDED
SOUTH
1011 ÷ 25 = 40 TREES REQUIRED
40 TREES PROVIDED, 25 OF WHICH ARE EXISTING

LANDSCAPE PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING WITH ANY WORK, CONTACT THE STATE ONE-CALL.
5. THE CONTRACTOR SHALL PROVIDE A TWO YEAR MINIMUM WARRANTY OR A LETTER OF CREDIT POSTED FOR ALL PROPOSED PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
6. THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TOPSOIL TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
7. IRRIGATION SYSTEM SHALL BE DESIGNED BY OTHERS AND INSTALLED DURING LANDSCAPE INSTALLATION.
8. ALL SEEDED AND LANDSCAPED AREAS SHALL BE IRRIGATED.
9. ALL LANDSCAPING SHALL BE GUARANTEED FOR TWO YEARS AFTER INSTALLATION.

SEEDING AND SODDING NOTE:

ALL DISTURBED AREAS UNDER A 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4" FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH BERMUDA GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET, OR SODDED WITH BERMUDA GRASS IF THE AREA IS DESIGNATED FOR SOD. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL AREAS OVER 15% SHALL BE PLATED AS ABOVE, BUT SHALL BE COVERED WITH EROSION CONTROL FABRIC EDGES.

I-49 INDUSTRIAL PARK PH VI
I-49 INDUSTRIAL LLC
SPRINGDALE, AR

CITY PROJECT NUMBER L26-12

halff
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RICHARDSON, TX 75082
TEL: (214) 346-6200

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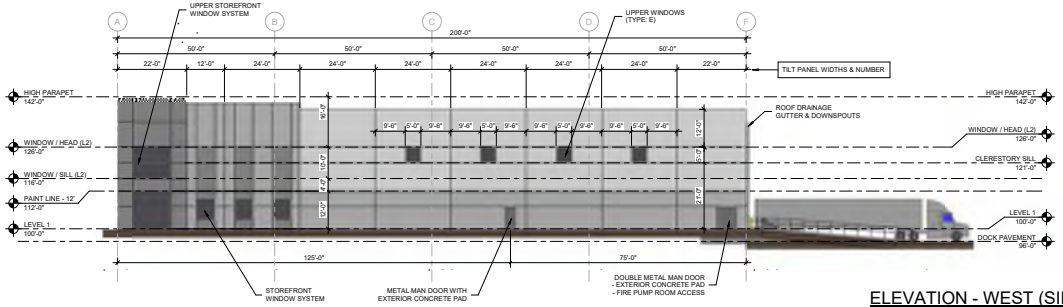
DREW DINGLER 712041
NAME PLA LICENSE NO.
7/23/2026
DATE:
1470 AR
FIRM / BUSINESS NO. STATE

PROJECT NO.:	60131
ISSUED:	07.23.2026
DRAWN BY:	RJC
CHECKED BY:	DD
SCALE:	1" = 40'
SHEET TITLE:	LANDSCAPE PLAN

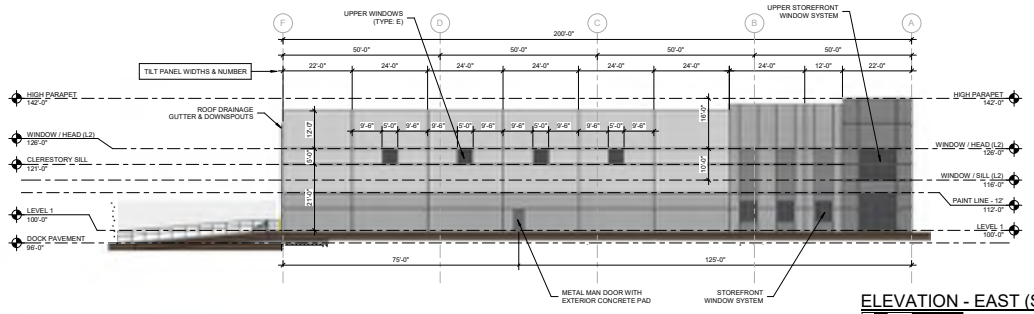
L100

FILE NAME: A:\60000s\60131\001\LD\CADD\Sheets\L-Plan-LAND-60131-001.dwg DATE: July 23, 2026, TIME: 4:38 PM, USER: ah5935



ELEVATION - WEST (SIDE) D3

1/16" = 1'-0"



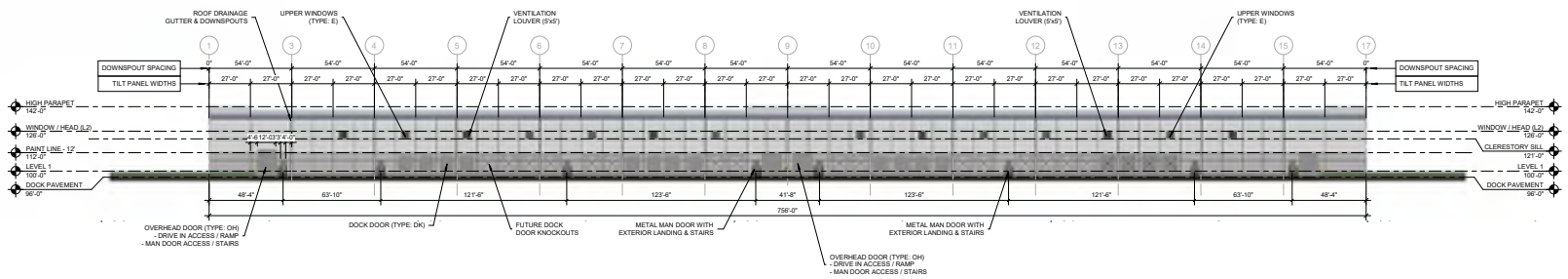
ELEVATION - EAST (SIDE) C3

1/16" = 1'-0"

March Wind SW 7668

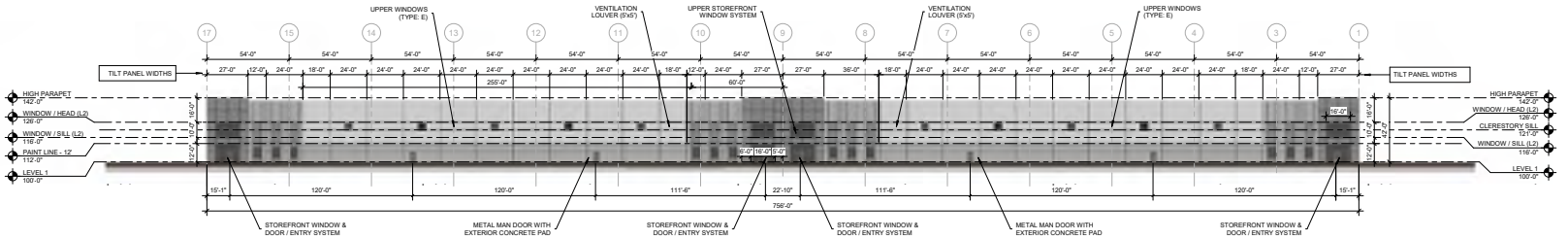
Pewter Cast SW 7673

Gauntlet Gray SW 7019



ELEVATION - SOUTH (DOCK) B1

1/32" = 1'-0"



ELEVATION - NORTH (FRONT) A1

1/32" = 1'-0"

W26.011.56

DESIGN DEVELOPMENT

CROSSLAND CONSTRUCTION
I-49 INDUSTRIAL PARK - BLDG #6
(SOUTH OF 621) W. APPLE BLOSSOM RD., SPRINGDALE, AR 72764

ADAMS ARCHITECTS
700 Massachusetts St. Suite 307
Lawrence, Kansas 66044
(785) 218-3860
www.adamsarchs.com

APPROVED BY:

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REVISIONS

No.	Description	Date

Rel. Date: 07/23/2026

ELEVATIONS OVERALL

A200

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ADJACENT OWNER INFORMATION FOR L26-12: 1-49 IDUSTRIAL PARK PAHSE VI				
Data taken from Benton County, Arkansas GIS. Surveyor takes no responsibility for accuracy or correctness of data depicted hereon.				
ID	Owner	Parcel Id	Address	Owner Address
1	ARKANSAS STATE HIGHWAY COMMISSION	21-00117-026	HILAND RD	PO BOX 2261 LITTLE ROCK AR 72203
2	ARKANSAS STATE HIGHWAY COMMISSION	21-00142-011	4960 N THOMPSON ST	PO BOX 2261 LITTLE ROCK AR 72203
3	BLEVINS REVOCABLE TRUST, LONETA M	21-00142-050	1514 W GRAHAM RD	3302 W PERRY RD ROGERS AR 72758-1401
4	BLEVINS REVOCABLE TRUST, LONETA M	21-00142-010	1190 W GRAHAM RD	3302 W PERRY RD ROGERS AR 72758-1401
5	CITY OF SPRINGDALE	21-00118-003	S DIXIELAND ST	201 SPRING ST SPRINGDALE AR 72764
6	DIXIELAND 412 LLC	21-00118-004	CHIEF TRUMAN BREWER ST	3801 W WALNUT ST ROGERS AR 72756
7	DIXIELAND 412 LLC	21-00118-001	HILAND RD	149 N PLEASANT RIDGE DR ROGERS AR 72756
8	HARDIN, CONNIE J	21-00300-000	5346 WALDEN ST	5346 WALDEN ST LOWELL AR 72745
9	I49 INDUSTRIAL LLC	21-03835-000	5564 CHIEF TRUMAN BREWER ST	833 S EAST AVE COLUMBUS KS 66725
10	I49 INDUSTRIAL LLC	21-03834-000	W APPLE BLOSSOM AVE	833 S EAST AVE COLUMBUS KS 66725
11	I49 INDUSTRIAL LLC	21-03838-000	607 W APPLE BLOSSOM AVE	833 S EAST AVE COLUMBUS KS 66725
12	LLOYD, WILLIAM & KAREN S	21-00301-000	5316 WALDEN ST	5557 WALDEN ST LOWELL AR 72745-9086
13	MACRICH LLC	21-00118-005	CHIEF TRUMAN BREWER ST	PO BOX 1564 FAYETTEVILLE AR 72702
14	PERAZA, ALFONSO D	21-00299-000	5380 WALDEN ST	5380 WALDEN ST LOWELL AR 72745
15	SLOCUM, COURTNEY L	21-00297-000	5448 WALDEN ST	5448 WALDEN ST LOWELL AR 72745-9755
16	SWISHER, BRIAN J & APRIL L	21-00298-000	5418 WALDEN ST	5418 WALDEN ST LOWELL AR 72745

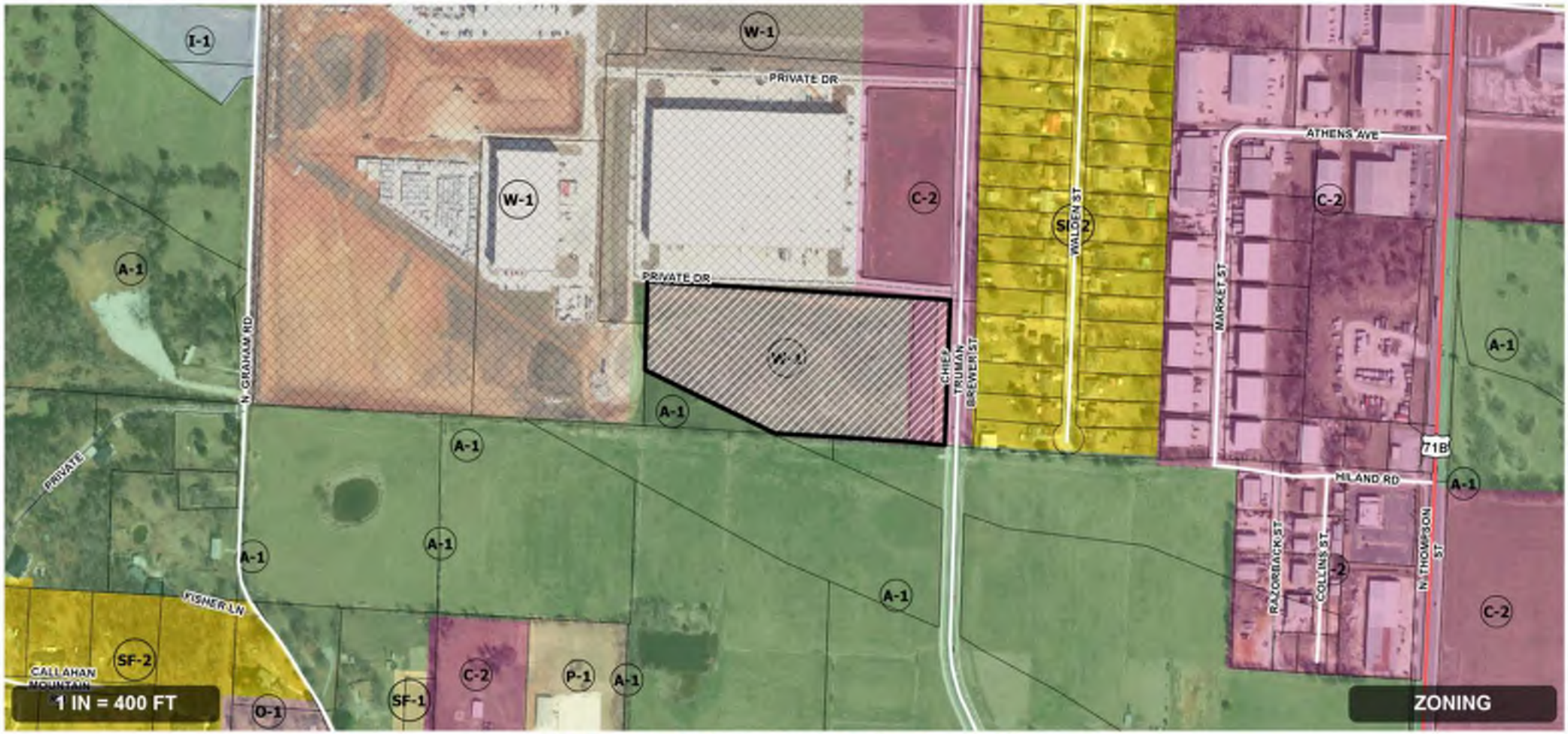
PROJECT AREA

L26-12: I-49 Industrial Park, Phase VI

South of 5564 Chief Truman Brewer Street

L26-12: Large Scale Development

N



PROJECT AREA

L26-12: I-49 Industrial Park, Phase VI

South of 5564 Chief Truman Brewer Street

L26-12: Large Scale Development

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: L26-13 Large Scale Development Lincoln Drive Warehouse

Large scale development proposed for an approximate 50-acre property located east of N. Thompson Street, southeast of Lincoln Drive and Moody Avenue. The project proposes a 218,628 SF warehouse with an associated accessory maintenance building. Public street improvements to Lincoln Drive and the dedication of a future public street are proposed. There is one associated variance (B26-87) from frontage landscaping requirements and a waiver (W26-35) from street improvements along existing and proposed roadways.

PLANNING COMMENTS

Reviewed by Sarah Curry
Date Reviewed: 07.30.26

Standard Comments

1. This Large-Scale Development Plan has been given the number L26-13. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development *(standard comment).*
2. Submit PDF files and written comment responses at time of resubmission *(standard comment).*
3. On the cover page, please list/display all associated variances/waivers by their Springdale Planning Department project number *(standard comment).*
4. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground *(standard comment).*
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans *(standard comment).*
6. Noted: No outdoor storage is proposed.
7. Noted: Parcel number and legal description to be updated once informal plat LS26-20 is finalized.

Project-Specific Comments

1. Update Site Data Table to reflect zoning setbacks within General Site Data.
2. If the parking spaces within the office parking lot do not meet minimum dimensions of 9’ x 19’ then the parking spaces shall be shown as compact spaces. Ordinance allows for up to 20% of total spaces to be compact.
3. Update Overall Landscaping plan site data table as it states incorrect zoning classification, a contradicting total site acreage, and needs to be updated to accurately reflect the frontage landscaping requirements.
4. Variance B26-87 has been submitted for frontage landscaping requirements, required tree count is accounted for on-site with proposed relocations.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

PROJECT: L26-13 Lincoln Drive Warehouse
REVIEW DATE: 7/27/2026

STANDARD COMMENTS
(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

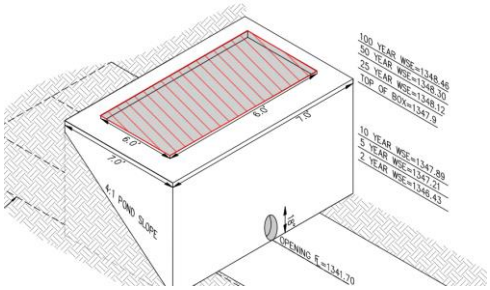
PROJECT SPECIFIC COMMENTS

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- Provide a legal description of the drainage easement to be dedicated on city property to take to city council for approval.
- On the top of the detention pond outlet, will there be a grate or area inlet top for the overflow at 1347.9'? Am I interpreting this drawing correctly that the top is open?

Pond 1 Summary Table				
Storm Event	Inflow (cfs)	Outflow (cfs)	WSE (ft)	Storage (ac-ft)
2-YR	211	17	1346.4	6.09
5-YR	246	19	1347.2	8.37
10-YR	273	20	1347.9	10.19
25-YR	314	28	1348.1	11.77
50-YR	352	41	1348.3	12.44
100-YR	386	54	1348.5	12.98

1. Pond sizing was completed using Modified Rational Method
2. Pond 1 outfall consists of 1 - 18" orifice @ invert 1341.7' and a 20' broad crested weir @ invert 1347.9'

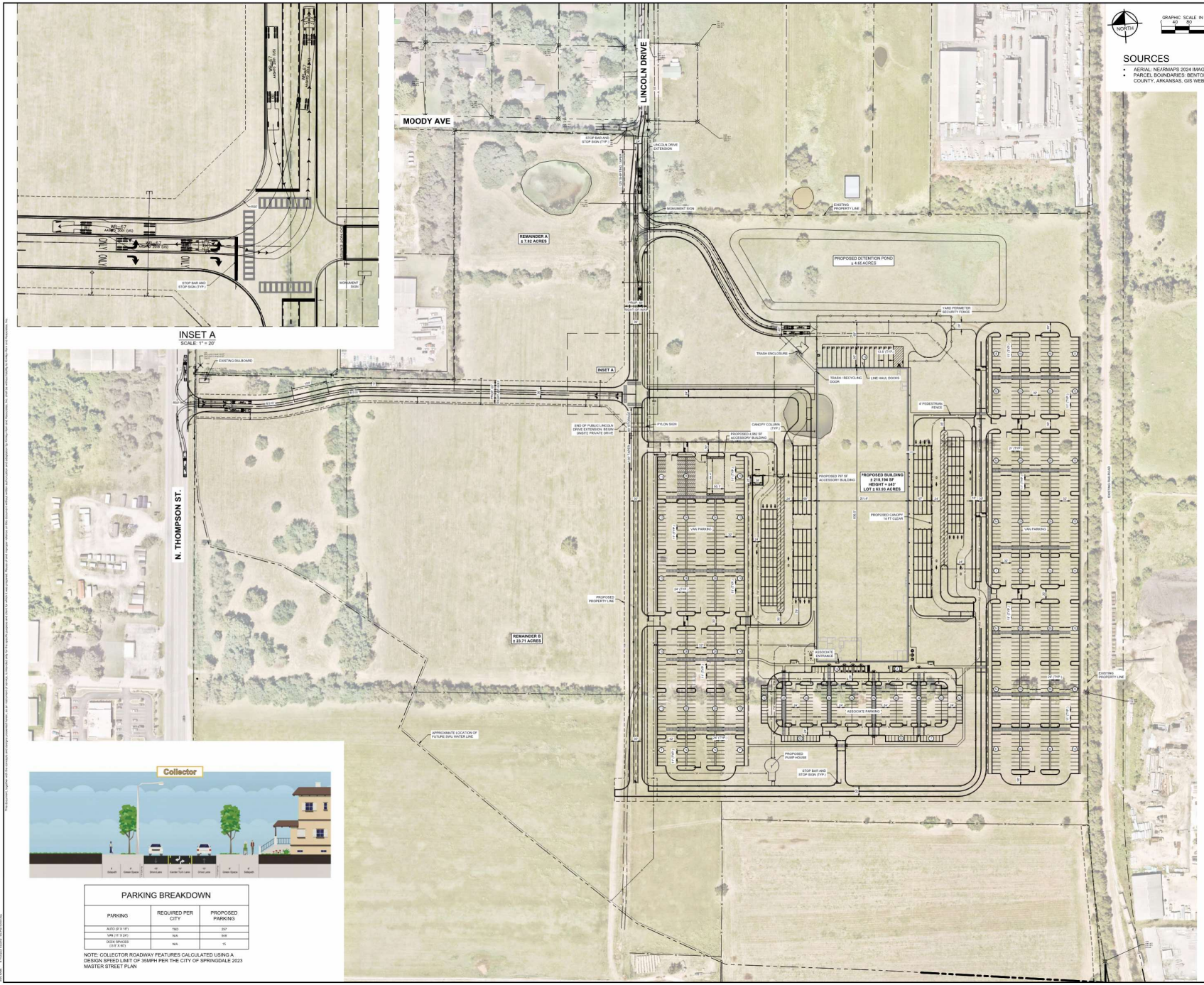


- Submit a PDF of the signed and sealed Drainage Report to Engineering.
- If a trickle channel is not provided, the bottom of the pond should be minimum 2% slope to drain properly.

2. Chapter 110 – Streets, Sidewalks and Other Public Places

(Ord. No. 3258, § 1, 11-12-02)

- All street sections shall be determined by formal design with geotechnical analysis. Submit detailed sections prior to construction.
- Submit approved ARDOT permit prior to construction
- *110.31* - Sidewalks are required along ROW line for all public streets. This also includes a 10' sidewalk on Hwy 71B. (waiver requested)
- Street trees are required for all public streets (waiver requested)
- Apron should be concrete to the ROW on commercial drives off of Lincoln Dr. Northernmost driveway still shows asphalt apron in ROW
- Collector section needs to extend to the north property line and then taper back down in the existing Lincoln Dr ROW.
- Provide typical sections for all streets
- Ensure that any hydrants are set at least 4' from future sidewalk on the public streets
- Roadway lighting shall be 3000-4000K
- Streetlight that is placed at the corner of Moody Ave and Lincoln Drive needs to be a more appropriate fixture for a local street/residential subdivision. Recommended brightness approx. 6800 lumens.



PARKING BREAKDOWN

PARKING	REQUIRED PER CITY	PROPOSED PARKING
AUTO (9' X 19')	TBD	297
VAN (11' X 24')	N/A	9X8
DOCK SPACES (12.5' X 50')	N/A	15

NOTE: COLLECTOR ROADWAY FEATURES CALCULATED USING A DESIGN SPEED LIMIT OF 35MPH PER THE CITY OF SPRINGDALE 2023 MASTER STREET PLAN

Kimley»Horn

FOR INFORMATIONAL PURPOSES ONLY

LINCOLN DRIVE WAREHOUSE

N. THOMPSON ST. SPRINGDALE ARKANSAS

SITE PLAN EXHIBIT

SHEET NUMBER 1 OF 1

LARGE SCALE DEVELOPMENT PLAN

FOR

LINCOLN DRIVE WAREHOUSE

IN

SPRINGDALE, ARKANSAS 72764

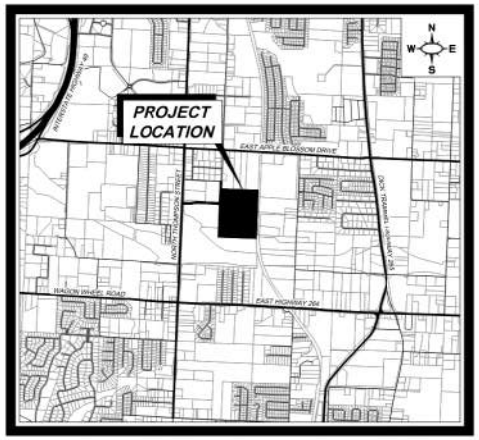
CITY PROJECT NO. L26-13

JULY 2026

PLANS SUBMITTAL/REVIEW LOG

FIRST LSD SUBMITTAL - NOT FOR CONSTRUCTION	06/25/2026
SECOND LSD SUBMITTAL - NOT FOR CONSTRUCTION	07/23/2026

VARIANCES & WAIVERS



VICINITY MAP

N.T.S.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-1.0	COVER SHEET
C-1.1	KIMLEY-HORN GENERAL NOTES
C-3.0	DEMOLITION PLAN
C-4.0	OVERALL PROJECT LAYOUT PLAN
C-5.0	PHASE 1 EROSION CONTROL PLAN (1 OF 2)
C-5.1	PHASE 1 EROSION CONTROL PLAN (2 OF 2)
C-5.2	PHASE 2 EROSION CONTROL PLAN (1 OF 2)
C-5.3	PHASE 2 EROSION CONTROL PLAN (2 OF 2)
C-5.4	EROSION CONTROL DETAILS
C-6.0	OVERALL SITE KEYNOTE AND PAVING PLAN
C-6.1	SITE KEYNOTE AND PAVING PLAN (1 OF 4)
C-6.2	SITE KEYNOTE AND PAVING PLAN (2 OF 4)
C-6.3	SITE KEYNOTE AND PAVING PLAN (3 OF 4)
C-6.4	SITE KEYNOTE AND PAVING PLAN (4 OF 4)
C-6.5	PAVING DETAILS (1 OF 3)
C-6.6	PAVING DETAILS (2 OF 3)
C-6.7	PAVING DETAILS (3 OF 3)
C-7.0	EXISTING DRAINAGE AREA MAP
C-7.1	PROPOSED DRAINAGE AREA MAP (1 OF 3)
C-7.2	PROPOSED DRAINAGE AREA MAP (2 OF 3)
C-7.3	PROPOSED DRAINAGE AREA MAP (3 OF 3)
C-7.4	PROPOSED DRAINAGE AREA TABLES
C-8.0	OVERALL GRADING PLAN
C-8.1	GRADING PLAN (1 OF 4)
C-8.2	GRADING PLAN (2 OF 4)
C-8.3	GRADING PLAN (3 OF 4)
C-8.4	GRADING PLAN (4 OF 4)
C-8.5	DETENTION POND PLAN
C-8.6	DETENTION POND PROFILES
C-8.7	OFFSITE DRAINAGE & DITCH GRADING PLAN
C-8.8	OFFSITE DITCH GRADING SECTIONS
C-9.0	OVERALL STORM PLAN
C-9.1	STORM PLAN (1 OF 4)
C-9.2	STORM PLAN (2 OF 4)
C-9.3	STORM PLAN (3 OF 4)
C-9.4	STORM PLAN (4 OF 4)
C-9.5	ROOF DRAIN PLAN
C-9.17	STORM DETAILS (1 OF 4)
C-9.18	STORM DETAILS (2 OF 4)
C-9.19	STORM DETAILS (3 OF 4)
C-9.20	STORM DETAILS (4 OF 4)
C-10.0	OVERALL UTILITY PLAN
C-10.1	UTILITY PLAN (1 OF 4)
C-10.2	UTILITY PLAN (2 OF 4)
C-10.3	UTILITY PLAN (3 OF 4)
C-10.4	UTILITY PLAN (4 OF 4)
C-10.5	SANITARY SEWER PROFILES
C-10.6	UTILITY DETAILS (1 OF 3)
C-10.7	UTILITY DETAILS (2 OF 3)
C-10.8	UTILITY DETAILS (3 OF 3)
C-11.0	OVERALL ROADWAY PLAN
C-11.1	ROADWAY PLAN AND PROFILE (1 OF 5)
C-11.2	ROADWAY PLAN AND PROFILE (2 OF 5)
C-11.3	ROADWAY PLAN AND PROFILE (3 OF 5)
C-11.4	ROADWAY PLAN AND PROFILE (4 OF 5)
C-11.5	ROADWAY PLAN AND PROFILE (5 OF 5)
C-11.6	ROADWAY DECELERATION LANE
C-11.7	ROADWAY TYPICALS
C-12.0	OVERALL ROADWAY DRAINAGE PLAN
C-12.1	ROADWAY DRAINAGE PLAN (1 OF 4)
C-12.2	ROADWAY DRAINAGE PLAN (2 OF 4)
C-12.3	ROADWAY DRAINAGE PLAN (3 OF 4)
C-12.4	ROADWAY DRAINAGE PLAN (4 OF 4)
C-13.0	OVERALL OFFSITE WATER PLAN
C-13.1	OFFSITE WATER PLAN & PROFILE (1 OF 6)
C-13.2	OFFSITE WATER PLAN & PROFILE (2 OF 6)
C-13.3	OFFSITE WATER PLAN & PROFILE (3 OF 6)
C-13.4	OFFSITE WATER PLAN & PROFILE (4 OF 6)
C-13.5	OFFSITE WATER PLAN & PROFILE (5 OF 6)
C-13.6	OFFSITE WATER PLAN & PROFILE (6 OF 6)
C-14.0	OVERALL OFF-SITE SEWER PLAN
C-14.1	OFFSITE SEWER PLAN & PROFILE (1 OF 4)
C-14.2	OFFSITE SEWER PLAN & PROFILE (2 OF 4)
C-14.3	OFFSITE SEWER PLAN & PROFILE (3 OF 4)
C-14.4	OFFSITE SEWER PLAN & PROFILE (4 OF 4)
C-15.0	OVERALL SIGNAGE AND STRIPING
C-15.1	SIGNAGE AND STRIPING (1 OF 4)
C-15.2	SIGNAGE AND STRIPING (2 OF 4)
C-15.3	SIGNAGE AND STRIPING (3 OF 4)
C-15.4	SIGNAGE AND STRIPING (4 OF 4)
C-15.5	SIGNAGE AND STRIPING DETAILS (1 OF 5)
C-15.6	SIGNAGE AND STRIPING DETAILS (2 OF 5)
C-15.7	SIGNAGE AND STRIPING DETAILS (3 OF 5)
C-15.8	SIGNAGE AND STRIPING DETAILS (4 OF 5)
C-15.9	SIGNAGE AND STRIPING DETAILS (5 OF 5)
C-15.10	SIGNAGE AND STRIPING DETAILS (6 OF 6)
L1.01	OVERALL LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN (1 OF 5)
L1.03	LANDSCAPE PLAN (2 OF 5)
L1.04	LANGSCAPE PLAN (3 OF 5)
L1.05	LANDSCAPE PLAN (4 OF 5)
L1.06	LANDSCAPE PLAN (5 OF 5)
L2.01	LANDSCAPE DETAILS (1 OF 3)
L2.02	LANDSCAPE DETAILS (2 OF 3)
L2.03	LANDSCAPE DETAILS (3 OF 3)
PH1.00	OVERALL LIGHTING PLAN
PH1.01	LIGHTING PLAN (1 OF 3)
PH1.02	LIGHTING PLAN (2 OF 3)
PH1.03	LIGHTING PLAN (3 OF 3)

ENGINEER:
Kimley-Horn and Associates, Inc.
1800 S. 52nd Street, Suite 201
Rogers, Arkansas 72758
Contact: Mary Salmonsen, P.E.
Phone: (479) 358-1321
Email: mary.salmonsen@kimley-horn.com

DEVELOPER:
TC Pursuit Services, Inc.
2121 N. Pearl Street, Suite 2000
Dallas, Texas 75201
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Phone: (903) 268-1010
Email:dfreisner@trammellcrow.com

ARCHITECT:
CESO
3300 S Market St Suite 230
Rogers, Arkansas 72758
Contact: Janine Nunfio
Phone: (479) 390-0544
Email: Janine.nunfio@cesoinc.com

PREPARED BY:
Kimley»Horn
Website: www.kimley-horn.com

CERTIFICATE OF AUTHORIZATION — KIMLEY-HORN AND ASSOCIATES, INC. — No. 51 — ARKANSAS ENGINEER

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1283
WWW.KIMLEY-HORN.COM

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY — FOR REVIEW ONLY — NOT FOR CONSTRUCTION PURPOSES — Kimley»Horn — Registered Professional Engineer — State of Arkansas — Date: 07/23/2026

KHA PROJECT 064587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NMR
DRAWN BY: JMB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

COVER SHEET

SHEET NUMBER
C-1.0

KH GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL ARKANSAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC....) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC....) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC.... TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF ARKANSAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE ARKANSAS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING ENVIRONMENTAL QUALITY AGENCY, INCLUDING BUT NOT LIMITED TO THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY ("ADEQ") AUTHORIZATION TO DISCHARGE STORMWATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT GENERAL PERMIT (PERMIT NO. ARR150000).
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER ADEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL ADEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE ADEQ GENERAL PERMIT TO DISCHARGE UNDER THE ARKANSAS POLLUTANT DISCHARGE ELIMINATION SYSTEM ARR150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO ADEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE ADEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO ADEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN.
   a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER.
   b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER.
   c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SECTION.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.
18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD.
24. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.
26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
27. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES "OVERALL" SECTION THESE PLANS FOR ADDITIONAL INFORMATION.
28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER.
29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
30. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.
31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.
32. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S).
33. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.
34. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.
35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

RETAINING WALLS:

1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.
5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

PAVING:

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.
3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS.
10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

STORM DRAINAGE:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.
10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED.
11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF ARKANSAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

POND NOTES:

1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT.
2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT.
4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.
5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT.
7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

WATER AND WASTEWATER:

1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO SPRINGDALE WATER UTILITIES STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES.
9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, ADEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH AHJ SPECIFICATIONS.
22. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH AHJ SPECIFICATIONS.
23. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND ADEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
   a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH ADEQ REGULATIONS.
   b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH ADEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.
24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
29. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF ARKANSAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
30. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

ABBREVIATIONS AND DEFINITIONS:

A	AREA
ADA	AMERICANS WITH DISABILITIES ACT
ADEQ	ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY
ADH	ARKANSAS DEPARTMENT OF HEALTH
AHJ	AUTHORITY HAVING JURISDICTION
ARDOT	ARKANSAS DEPARTMENT OF TRANSPORTATION
AVI	AUTOMATED VEHICLE INSPECTION
AWWA	AMERICAN WATER WORKS ASSOCIATION
B-B	BACK TO BACK
BC	BEGIN CURVE
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CFS	CUBIC FEET PER SECOND
CITY	CITY, TOWN, OR OTHER APPLICABLE LOCAL GOVERNMENT JURISDICTION
C/L	CENTERLINE
CL	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARD
DEMO	DEMOLITION
DG	DECOMPOSED GRANITE
DTL	DETAIL
EA	EACH
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GROUND
EL	ELEVATION
ELEC	ELECTRICAL / ELECTRICITY
ELEV	ELEVATION
EPA	UNITES STATES ENVIRONMENTAL PROTECTION AGENCY
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
F-F	FACE TO FACE
FG	FINISHED GROUND
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FSC	FLEET SERVICE CENTER
FT	FEET
HGL	HYDRAULIC GRADE LINE
KH	KIMLEY-HORN AND ASSOCIATES, INC.
KHA	KIMLEY-HORN AND ASSOCIATES, INC.
LAT	LATERAL
LF	LINEAR FEET
LT	LEFT
MAX	MAXIMUM
ME	MATCH EXISTING ELEVATION
MH	MANHOLE
MIN	MINUTE / MINIMUM
MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
NO	NUMBER
NOI	NOTICE OF INTENT
NOT	NOTICE OF TERMINATION
NTS	NOT TO SCALE
OC	ON CENTER
OFF	OFFSET
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE / POINT OF COMPOUND CURVATURE
PGL	PROPOSED GRADE LINE
PI	POINT OF INFLECTION
PROP	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RT	RIGHT
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARD
TC	TOP OF CURB
TEMP	TEMPORARY
TW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
WTR	WATER
WW	WASTEWATER

UTILITY CONTACTS:

1. TELECOM COMPANY: AT&T, KENNY HARTSFIELD, (479) 369-2952, KH6271@ERO.ATT.COM
2. ELECTRIC COMPANY: SWEPCO, BENJAMIN BEASON, (479) 443-0261, BBEASON@AEP.COM
3. UTILITY DISTRICT: SPRINGDALE WATER UTILITIES, RICK PULVIRENTI, (479) 751-5751, RPULVIRENTI@SPRINGDALEWATERAR.GOV

THESE PLAN AND GENERAL NOTES REFER TO:
GEOTECHNICAL ENGINEERING REPORT
(FIRM) ____________
____________ (PROJ./REPORT #) ____________
(DATE) ____________
INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.

No.	REVISIONS	DATE	BY

Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064587902	JULY 2026	AS SHOWN	NKR	JAB	MRS

LINCOLN DRIVE WAREHOUSE

PREPARED FOR TC PURSUIT SERVICES, INC.

SPRINGDALE ARKANSAS

KIMLEY-HORN GENERAL NOTES

SHEET NUMBER
C-1.1

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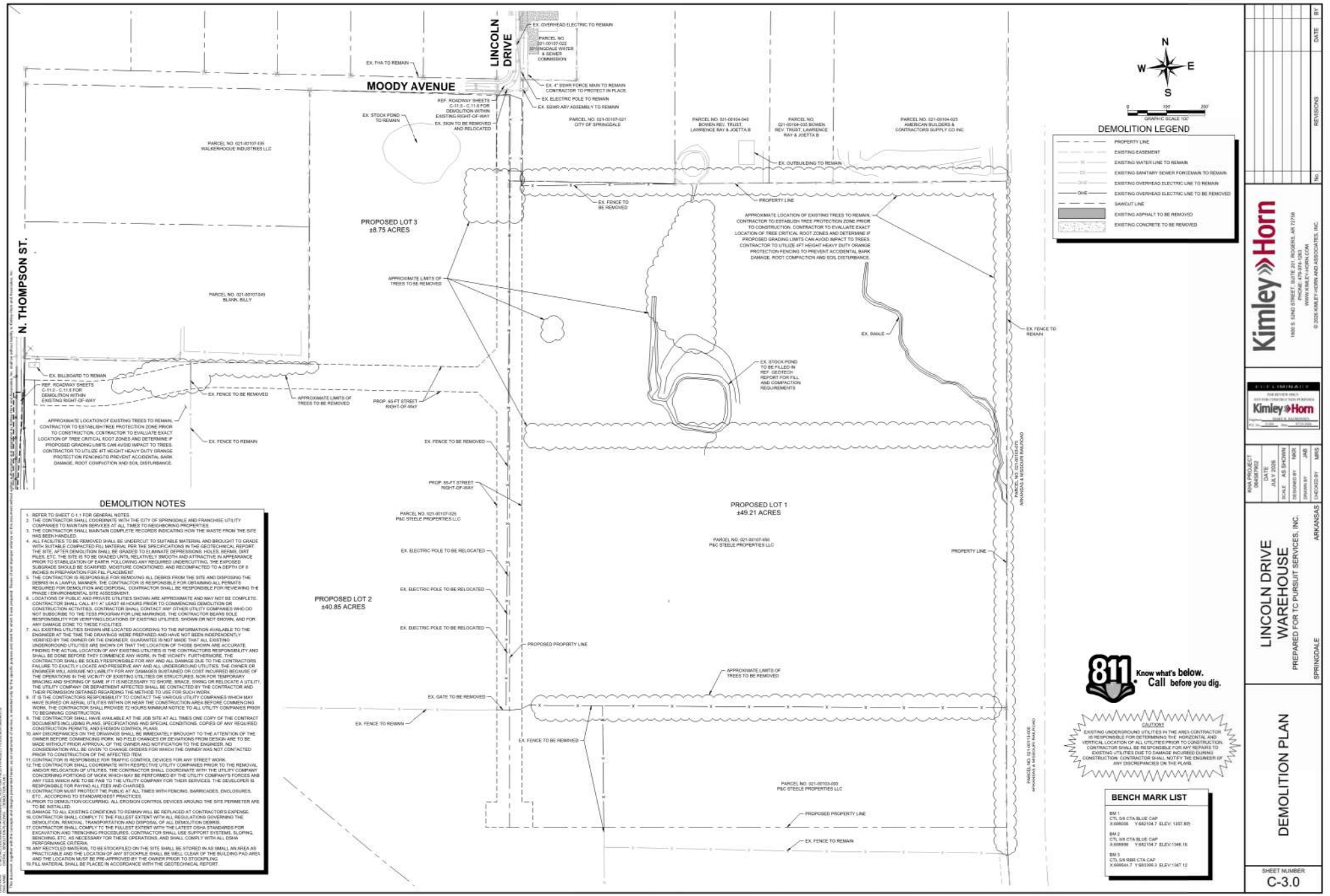

DEMOLITION LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING WATER LINE TO REMAIN
- EXISTING SANITARY SEWER FORCEMAIN TO REMAIN
- EXISTING OVERHEAD ELECTRIC LINE TO REMAIN
- EXISTING OVERHEAD ELECTRIC LINE TO BE REMOVED
- SAWCUT LINE
- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED

DEMOLITION NOTES

1. REFER TO SHEET C-1.1 FOR GENERAL NOTES.
2. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SPRINGDALE AND FRANCHISE UTILITY COMPANIES TO MAINTAIN SERVICES AT ALL TIMES TO NEIGHBORING PROPERTIES.
3. THE CONTRACTOR SHALL MAINTAIN COMPLETE RECORDS INDICATING HOW THE WASTE FROM THE SITE HAS BEEN HANDLED.
4. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS IN THE GEOTECHNICAL REPORT. THE SITE, AFTER DEMOLITION SHALL BE GRADED TO ELIMINATE DEPRESSIONS, HOLES, BERMS, DIRT PILES, ETC. THE SITE IS TO BE GRADED UNIFORMLY, RELATIVELY SMOOTH AND ATTRACTIVE IN APPEARANCE PRIOR TO STABILIZATION OF EARTH. FOLLOWING ANY REQUIRED UNDERCUTTING, THE EXPOSED SUBGRADE SHOULD BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED TO A DEPTH OF 8 INCHES IN PREPARATION FOR FILL PLACEMENT.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE PHASE I ENVIRONMENTAL SITE ASSESSMENT.
6. LOCATIONS OF PUBLIC AND PRIVATE UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. CONTRACTOR SHALL CALL 811 AT LEAST 48 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE TESS PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
7. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE THEY COMMENCE ANY WORK, IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. NOR FOR TEMPORARY BRACING AND SHORING OF SAME (IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
9. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS.
10. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER WAS NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DEVICES FOR ANY STREET WORK.
12. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
13. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., ACCORDING TO STANDARD/BEST PRACTICES.
14. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES AROUND THE SITE PERIMETER ARE TO BE INSTALLED.
15. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS GOVERNING THE DEMOLITION, REMOVAL, TRANSPORTATION AND DISPOSAL OF ALL DEMOLITION DEBRIS.
17. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
18. ANY RECYCLED MATERIAL TO BE STOCKPILED ON THE SITE SHALL BE STORED IN AS SMALL AN AREA AS PRACTICABLE AND THE LOCATION OF ANY STOCKPILE SHALL BE WELL CLEAR OF THE BUILDING PAD AREA AND THE LOCATION MUST BE PRE-APPROVED BY THE OWNER PRIOR TO STOCKPILING.
19. FILL MATERIAL SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

811 Know what's below. Call before you dig.

CAUTION
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BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:698006 Y:682104.7 ELEV: 1357.935

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1348.16

BM 3
CTL 5/8 RBR CTA CAP
X:699644.7 Y:683399.3 ELEV:1347.12

No.	REVISIONS	DATE	BY

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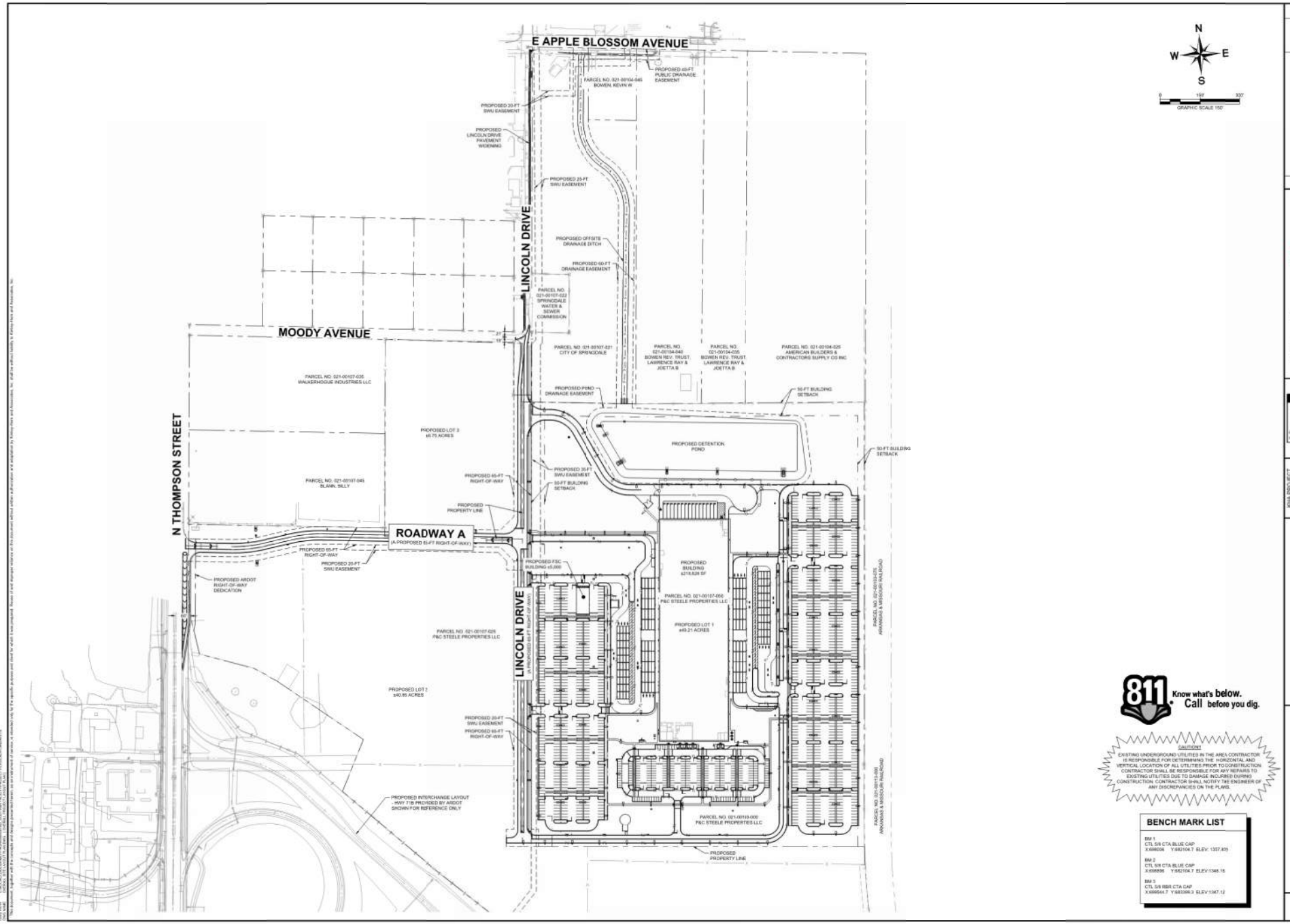
Kimley»Horn

KHA PROJECT 068587002
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
DRAWN BY JAB
CHECKED BY MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

DEMOLITION PLAN

SHEET NUMBER
C-3.0



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BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:698006 Y:682104.7 ELEV: 1357.93

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1348.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683366.3 ELEV:1347.12

No.	REVISIONS	DATE	BY

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Kimley»Horn
Registered Professional Engineer
State of Arkansas
Date 07/27/2026

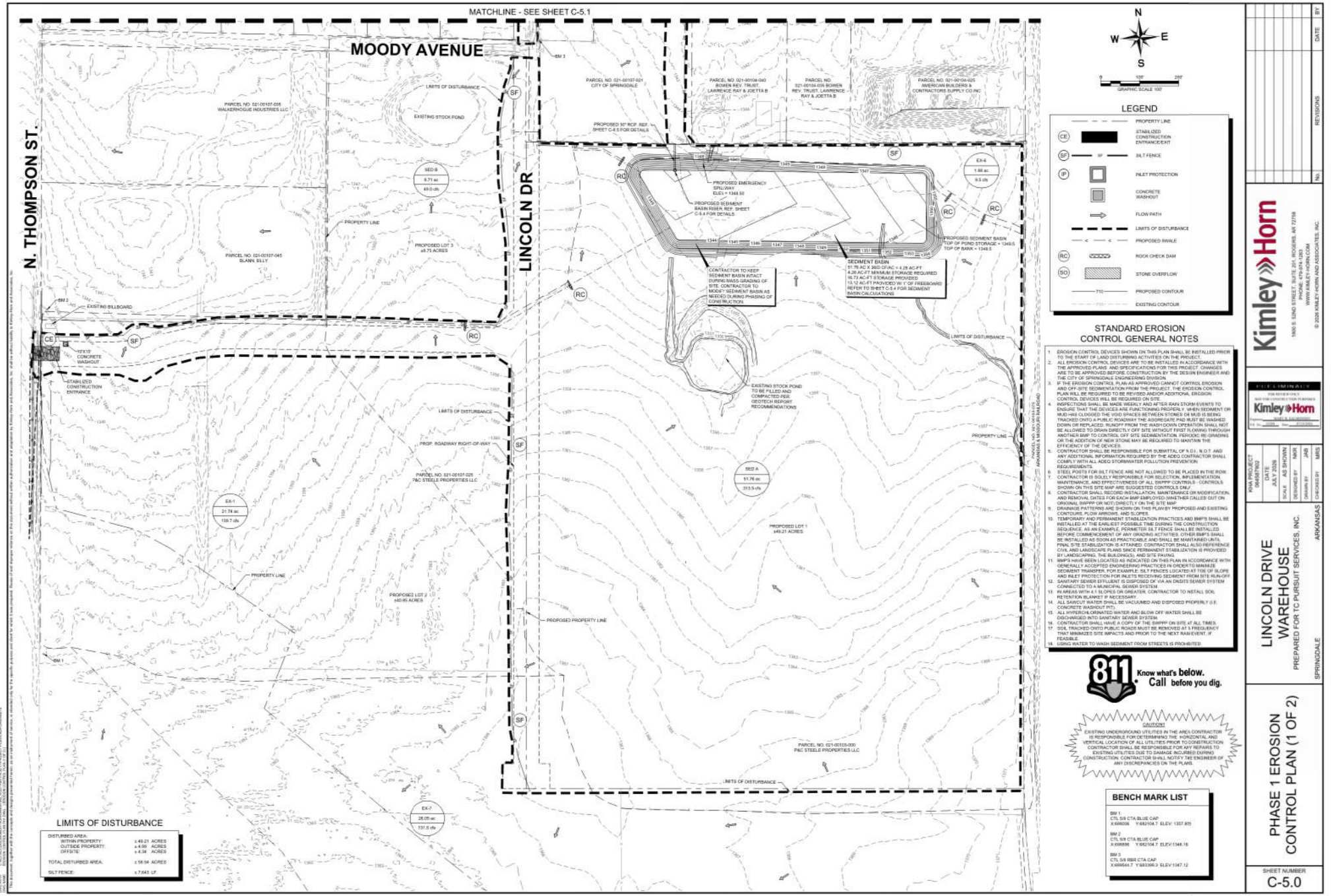
KHA PROJECT 068587002
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
DRAWN BY JAB
CHECKED BY MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OVERALL PROJECT LAYOUT PLAN

SHEET NUMBER
C-4.0

Return to Agenda



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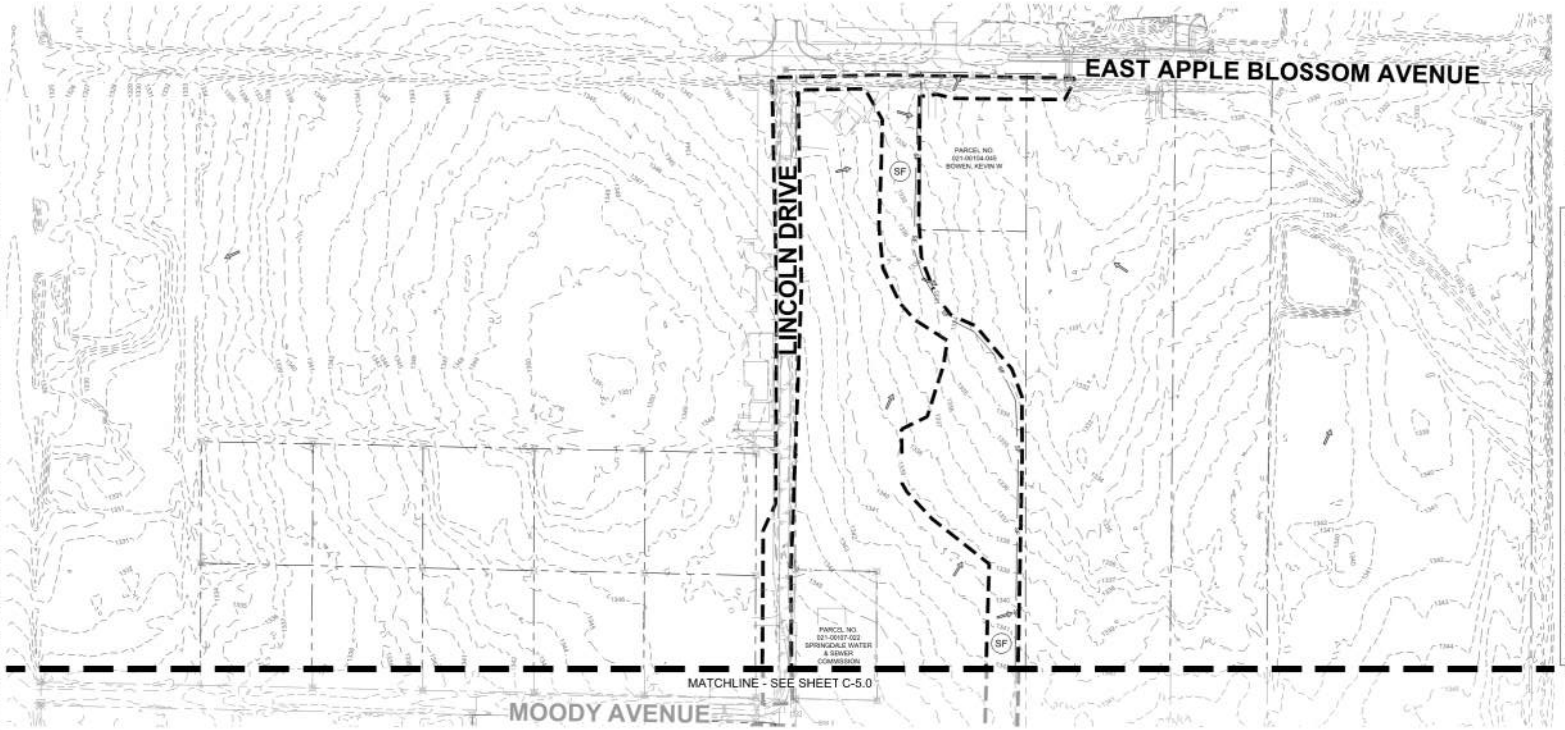
Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
DATE

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JMB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

PHASE 1 EROSION CONTROL PLAN (1 OF 2)

SHEET NUMBER
C-5.0



N
W E
S

GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- CE — STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SF — SILT FENCE
- IP — INLET PROTECTION
- CONCRETE WASHOUT
- FLOW PATH
- LIMITS OF DISTURBANCE
- PROPOSED SWALE
- RC — ROCK CHECK DAM
- SO — STONE OVERFLOW
- 710 — PROPOSED CONTOUR
- EXISTING CONTOUR

STANDARD EROSION CONTROL GENERAL NOTES

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF SPRINGDALE ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE DEVICES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE ADEQ CONTRACTOR SHALL COMPLY WITH ALL ADEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.
6. STEEL POSTS FOR SILT FENCE ARE NOT ALLOWED TO BE PLACED IN THE ROW.
7. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
8. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
9. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS, AND SLOPES.
10. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMPS SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMPS SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
11. BMPS HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSPORT. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
12. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.
13. IN AREAS WITH 4:1 SLOPES OR GREATER, CONTRACTOR TO INSTALL SOIL RETENTION BLANKET IF NECESSARY.
14. ALL SAWCUT WATER SHALL BE VACUUMED AND DISPOSED PROPERLY (I.E. CONCRETE WASHOUT PIT).
15. ALL HYPERCHLORINATED WATER AND BLOW OFF WATER SHALL BE DISCHARGED INTO SANITARY SEWER SYSTEM.
16. CONTRACTOR SHALL HAVE A COPY OF THE SWPPP ON SITE AT ALL TIMES.
17. SOIL TRACKED ONTO PUBLIC ROADS MUST BE REMOVED AT A FREQUENCY THAT MINIMIZES SITE IMPACTS AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE.
18. USING WATER TO WASH SEDIMENT FROM STREETS IS PROHIBITED.

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CAUTION

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BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:699006 Y:682104.7 ELEV: 1357.829

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1348.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683366.3 ELEV:1347.12

LIMITS OF DISTURBANCE

DISTURBED AREA:		
WITHIN PROPERTY:	± 49.21	ACRES
OUTSIDE PROPERTY:	± 4.99	ACRES
OFFSITE:	± 4.34	ACRES
TOTAL DISTURBED AREA:	± 58.54	ACRES
SILT FENCE:	± 7,643	LF

Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
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No.	REVISIONS	DATE	BY

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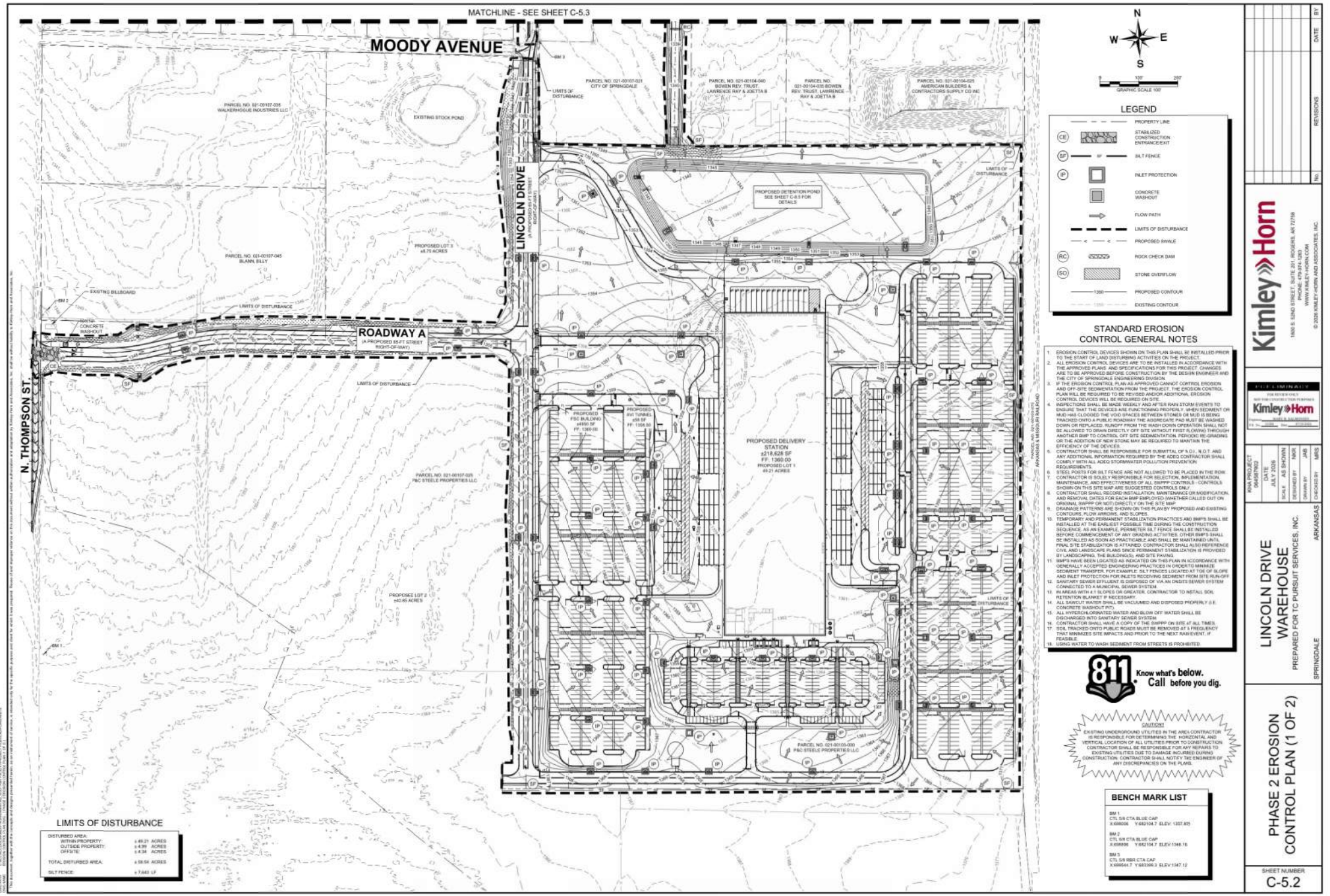
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date: 3/27/2026

KHA PROJECT: 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

PHASE 1 EROSION CONTROL PLAN (2 OF 2)

SHEET NUMBER
C-5.1



LEGEND

- PROPERTY LINE
- (CE) STABILIZED CONSTRUCTION ENTRANCE/EXIT
- (SF) SILT FENCE
- (IP) INLET PROTECTION
- CONCRETE WASHOUT
- FLOW PATH
- LIMITS OF DISTURBANCE
- PROPOSED SWALE
- (RC) ROCK CHECK DAM
- (SO) STONE OVERFLOW
- 1350 PROPOSED CONTOUR
- 1350 EXISTING CONTOUR

STANDARD EROSION CONTROL GENERAL NOTES

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF SPRINGDALE ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE DEVICES.
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BENCH MARK LIST

BM 1
CTL S/8 CTA BLUE CAP
X:699006 Y:682104.7 ELEV: 1357.93

BM 2
CTL S/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1348.16

BM 3
CTL S/8 RBR CTA CAP
X:699544.7 Y:683366.3 ELEV:1347.12

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TOTAL DISTURBED AREA:	±58.54	ACRES
SILT FENCE:	±7,643	LF

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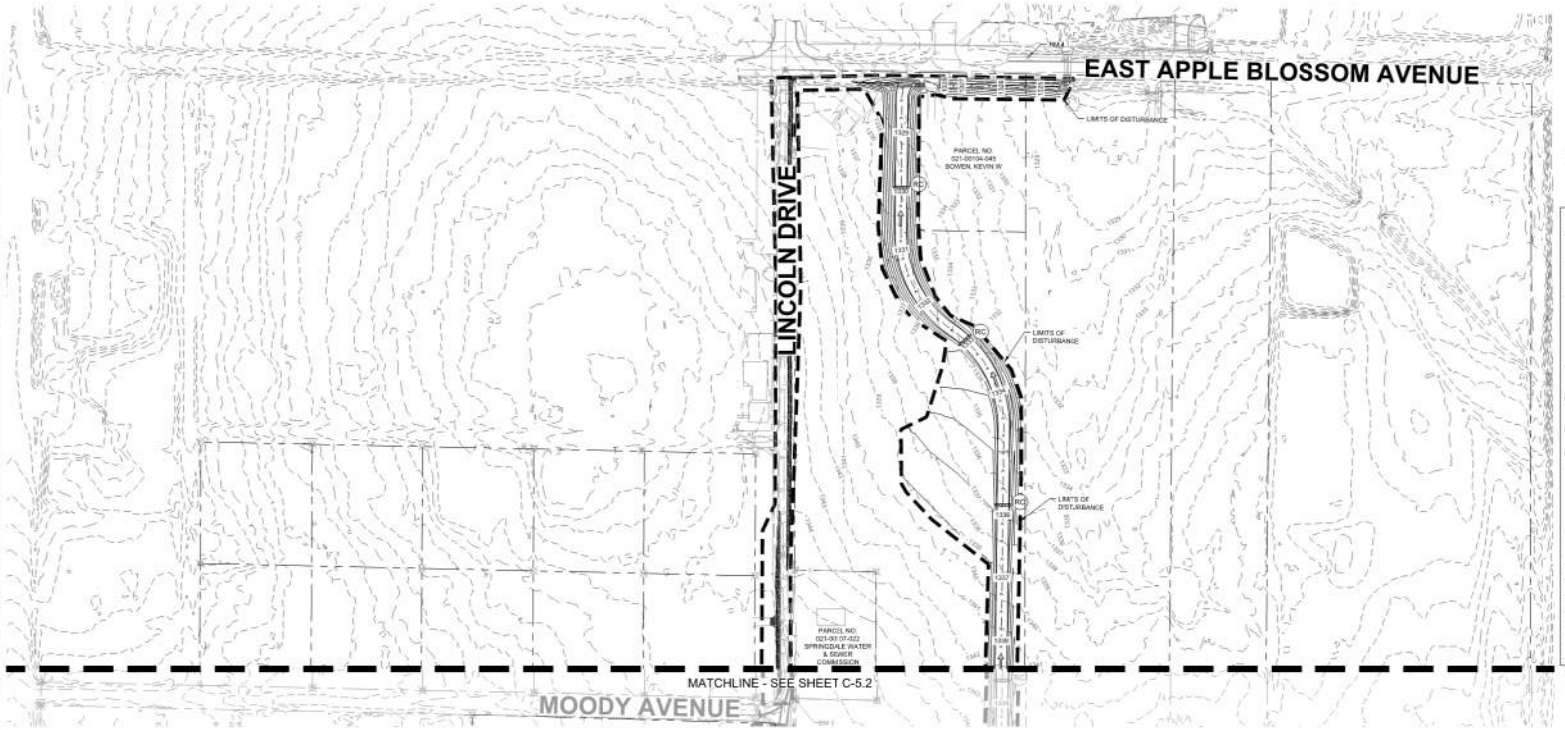
Registered Professional Engineer
State of Arkansas
Date

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

PHASE 2 EROSION CONTROL PLAN (1 OF 2)

SHEET NUMBER
C-5.2



N
W E
S

GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- CE — STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SF — SILT FENCE
- IP — INLET PROTECTION
- CONCRETE WASHOUT
- FLOW PATH
- LIMITS OF DISTURBANCE
- PROPOSED SWALE
- RC — ROCK CHECK DAM
- SO — STONE OVERFLOW
- 1350 — PROPOSED CONTOUR
- 1350 — EXISTING CONTOUR

STANDARD EROSION CONTROL GENERAL NOTES

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9. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS, AND SLOPES.
10. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMPS SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMPS SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
11. BMPS HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSPORT. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
12. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.
13. IN AREAS WITH 4:1 SLOPES OR GREATER, CONTRACTOR TO INSTALL SOIL RETENTION BLANKET IF NECESSARY.
14. ALL SAWCUT WATER SHALL BE VACUUMED AND DISPOSED PROPERLY (I.E. CONCRETE WASHOUT PIT).
15. ALL HYPERCHLORINATED WATER AND BLOW OFF WATER SHALL BE DISCHARGED INTO SANITARY SEWER SYSTEM.
16. CONTRACTOR SHALL HAVE A COPY OF THE SWPPP ON SITE AT ALL TIMES.
17. SOIL TRACKED ONTO PUBLIC ROADS MUST BE REMOVED AT A FREQUENCY THAT MINIMIZES SITE IMPACTS AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE.
18. USING WATER TO WASH SEDIMENT FROM STREETS IS PROHIBITED.

811 Know what's below. Call before you dig.

CAUTION

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

BENCH MARK LIST

BM 4
CTL MAG NAIL IN SIDWALK
X:700624.3 Y:6833640.2 ELEV:1357.83

BM 1
CTL 5/8 CTA BLUE CAP
Y:682104.7 ELEV: 1357.83

BM 2
CTL 5/8 CTA BLUE CAP
X:699896 Y:682104.7 ELEV:1348.16

BM 3
CTL 5/8 RBR CTA CAP
X:699644.7 Y:683366.3 ELEV:1347.12

LIMITS OF DISTURBANCE

DISTURBED AREA:		
WITHIN PROPERTY:	± 49.21	ACRES
OUTSIDE PROPERTY:	± 4.99	ACRES
OFFSITE:	± 4.34	ACRES
TOTAL DISTURBED AREA:	± 58.54	ACRES
SILT FENCE:	± 7,643	LF

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NO. | REVISIONS | DATE | BY

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date: 3/27/2026

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

PHASE 2 EROSION CONTROL PLAN (2 OF 2)

SHEET NUMBER
C-5.3

Return to Agenda

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

PHASE 1 - GRADING
- A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, AND DIKE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
- B. BEGIN CLEARING AND GRADING OF SITE.
- C. SEED AND REVEGETATE SLOPES AS NEEDED. SEE VEGETATIVE STABILIZATION REQUIREMENTS.

PHASE 2 - UTILITIES - REFERENCE EROSION CONTROL PLAN CONTAINED WITH CIVIL CONSTRUCTION PLANS.
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- B. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON CIVIL CONSTRUCTION PLANS.

PHASE 3 - PAVING - REFERENCE EROSION CONTROL PLAN CONTAINED WITH CIVIL CONSTRUCTION PLANS.
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
- B. STABILIZE SUBGRADE.
- C. PAVE STREET, PARKING LOTS, AND SIDEWALKS AS SPECIFIED ON CIVIL CONSTRUCTION PLANS.
- D. RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURED REMOVED FOR PAVING OPERATIONS.

PHASE 4 - LANDSCAPING AND SOIL STABILIZATION. - REFERENCE EROSION CONTROL PLAN CONTAINED WITH CIVIL CONSTRUCTION PLANS.
- A. REVEGETATE LOT AND PARKWAYS
- B. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
- C. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

SEQUENCE OF CONSTRUCTION CLARIFICATION

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

BMP MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASH DOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

STONE OVERFLOW STRUCTURE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLODGED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

ROCK CHECK DAMN:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAMN WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMNS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

CURB INLET/GRATE INLET/WYE INLET:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

NOTE: CURLEX IS TO BE PROVIDED ON SLOPES GREATER THAN 4:1

VEGETATIVE STABILIZATION REQUIREMENTS

TEMPORARY SEEDING

ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEEDED WITH FAST- GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.

TABLE 2
VEGETATION TABLE*

TEMPORARY SEEDING

SPECIES	PLANTING RATE
CRIMSON CLOVER	7#/ACRE
MILLET, FOXTAIL	30#/ACRE
RYEGRASS, ANNUAL	30#/ACRE
SPRANGLETOP, GREEN	2.5#/ACRE
TALL FESCUE	7#-10#/1000 SF

*USE ONLY USDA CERTIFIED SEED.

SURFACE PREPARATION FOR TEMPORARY SEEDING

1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.

2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.

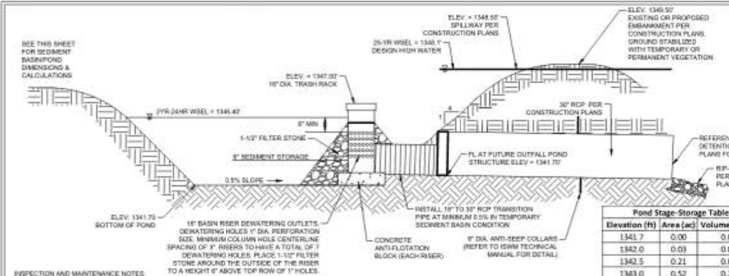
3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.

APPLICATION

1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.

2. APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.

3. EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.



INSPECTION AND MAINTENANCE NOTES:

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. REPAIR SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
2. TRASH AND OTHER DEBRIS SHOULD BE REMOVED AFTER EACH RAINFALL TO PREVENT CLOGGING OF THE OUTLET STRUCTURE.
3. ACCUMULATED SILT SHOULD BE REMOVED AND THE BASIN SHOULD BE RE-GRADED TO ITS ORIGINAL DIMENSIONS AT SUCH POINT THAT THE CAPACITY OF THE IMPOUNDMENT HAS BEEN REDUCED TO 75% OF ITS ORIGINAL STORAGE CAPACITY.
4. THE REMOVED SEDIMENT SHOULD BE STOCKPILED OR REDISTRIBUTED IN AREAS THAT ARE PROTECTED FROM EROSION.

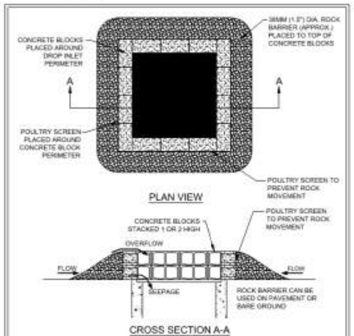
NOTES:
1. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
2. THE TOP OF THE RISER PIPE SHOULD REMAIN OPEN AND BE GUARDED WITH A TRASH RACK AND ANTI-VORTEX DEVICE.
3. PLACE FILL MATERIAL IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH. BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE THE OPTIMUM MOISTURE CONTENT OF THE MATERIAL. COMPACT EACH LAYER TO 98 PERCENT STANDARD PROCTOR DENSITY.
4. SIDE SLOPES SHALL BE 4:1 OR FLATTER AND MUST BE STABILIZED IMMEDIATELY AS SURFACES ARE BROUGHT TO FINAL GRADE OR PER TEMPORARY STABILIZATION STANDARDS.

(SB) SEDIMENTATION BASIN
N.T.S.

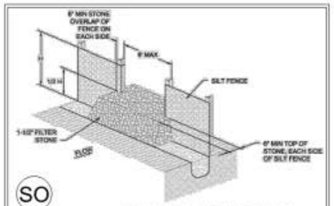
Pond Stage-Storage Table

Elevation (ft)	Area (ac)	Volume (ac-ft)
1341.7	0.00	0.00
1342.0	0.03	0.00
1342.5	0.21	0.06
1343.0	0.52	0.25
1343.5	0.88	0.60
1344.0	1.26	1.13
1344.5	1.64	1.86
1345.0	1.99	2.77
1345.5	2.34	3.85
1346.0	2.67	5.10
1346.5	2.98	6.51
1347.0	3.21	8.06
1347.5	3.34	9.70
1348.0	3.43	11.39
1348.5	3.52	13.12
1349.0	3.60	14.90
1349.5	3.69	16.73

Pond Information:	
Top of Pond (ft)	1349.5
Crest of Riser (ft)	1347
Diameter of Risers (in)	18
Diameter of Riser Perforations (in)	1
Perforation Calculations (48-hour release)	
Volume (ft^3)	186336.0
Time (hr)	48
Total Flow, Q_T (cfs)	1.08
Coefficient, C	0.6
Area (ft2)	0.005
Acceleration of Gravity, g (ft/s2)	32.2
Height of Pond (ft)	7.8
Perforation Flow, Qp (cfs)	0.073
Number of Openings	**15**
Required Volume based on total drainage area:	
Total Drainage Area (ac)	51.76
Volume (ac-ft)	4.28
2-yr 24-hr Required Volume based on rainfall:	
2-yr 24-hr Rainfall (in)	3.83
Coefficient, C	0.84
Disturbed Drainage Area (ac)	51.76
Volume (ac-ft)	13.88
Riser Pipe Calculations:	
Total Drainage Area (ac)	51.76
2-yr 24-hr Intensity	0.159
Runoff Coefficient	0.84
Discharge (cfs)	6.9
Orifice Coefficient, Cw	3.27
Height of Weir Crest above bottom, H	1.1
Head above weir crest, H (ft)	0.5
Horizontal weir length (ft)	**2.7**
Riser Pipe Diameter (ft)	**0.9**

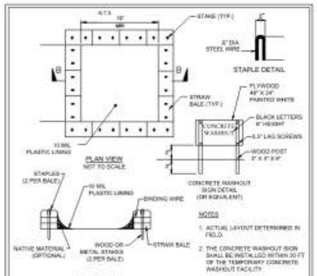


(IP) GRATE AND DROP INLET PROTECTION
N.T.S.

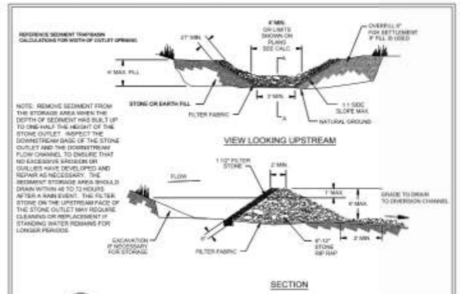


(SO) STONE OVERFLOW STRUCTURE EXAMPLE
N.T.S.

NOTES:
1. DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FT WHERE NO LOW POINT IS APPARENT.
2. DESIGNER SHALL ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.



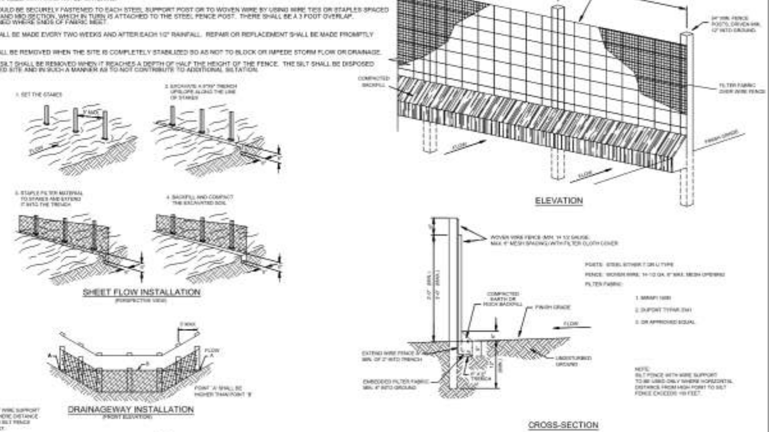
CONCRETE WASHOUT
N.T.S.



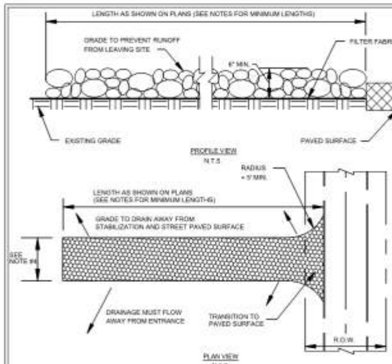
(RC) ROCK CHECK DAM PROTECTION DETAIL
N.T.S.

SILT FENCE GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE BY USING WIRE TIES OR STAPLES SPACED EVERY 24" AT TOP AND MID SECTION, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



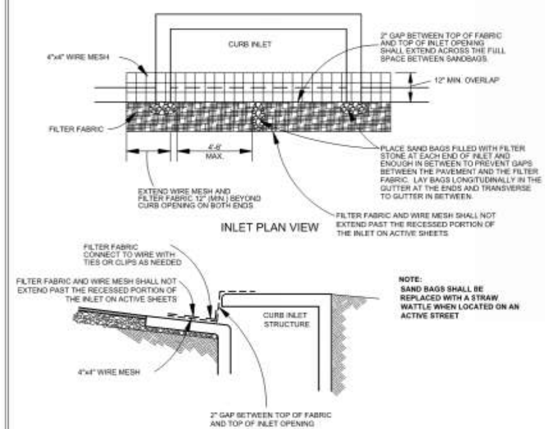
(SF) SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
N.T.S.



(CE) STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. STONE LAYER THICKNESS SHALL NOT BE LESS THAN 6
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.



NOTE:
SAND BAGS SHALL BE REPLACED WITH A STRAW WATTLE WHEN LOCATED ON AN ACTIVE STREET

(IP) CURB INLET PROTECTION
N.T.S.

No.	REVISIONS	DATE	BY

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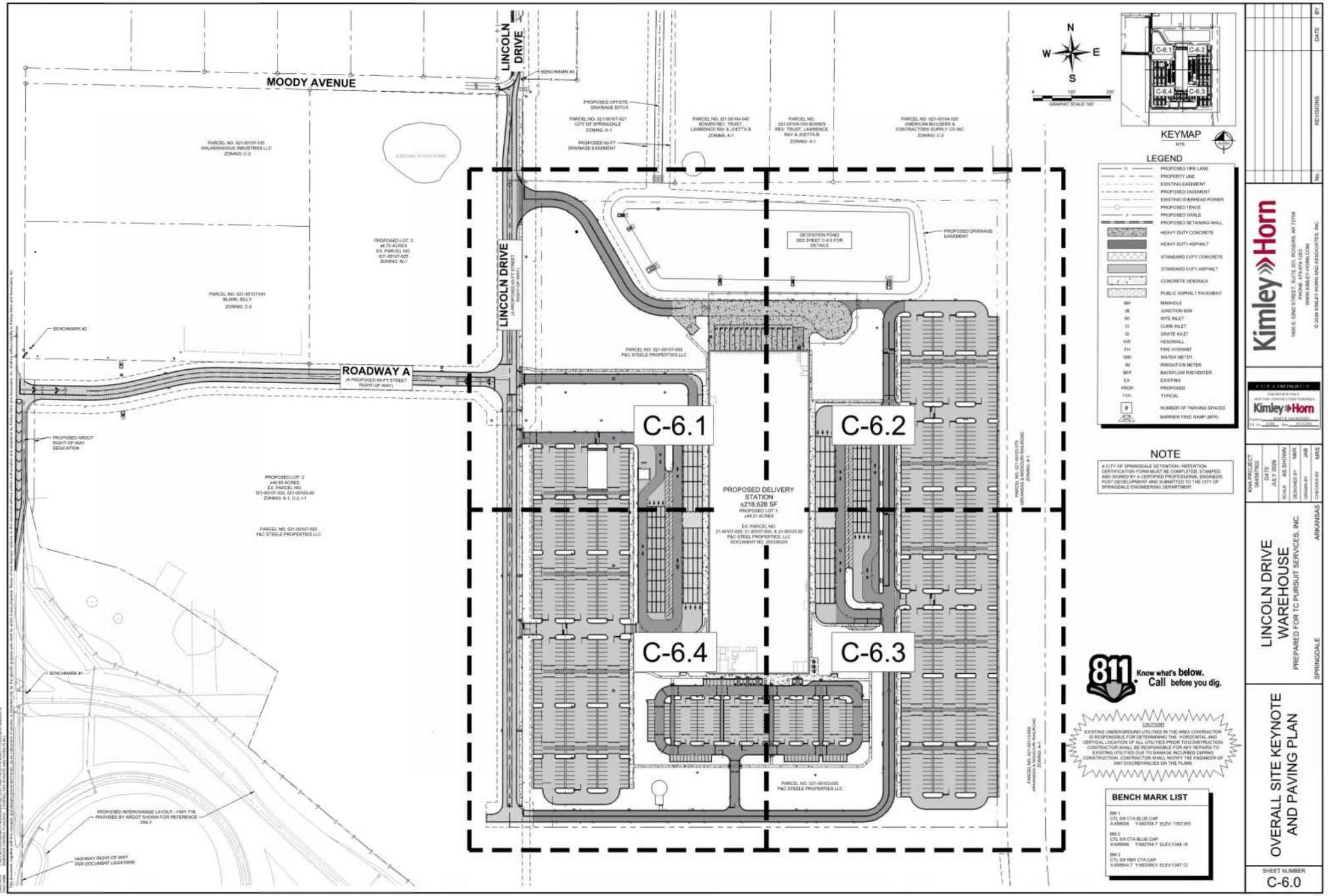
KHA PROJECT 064587902
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
DRAWN BY JAB
CHECKED BY MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

EROSION CONTROL DETAILS

SHEET NUMBER
C-5.4

Return to Agenda


MOODY AVENUE
LINCOLN DRIVE
LINCOLN DRIVE
ROADWAY A
(A PROPOSED 65-FT STREET RIGHT-OF-WAY)
C-6.1
C-6.2
C-6.4
C-6.3
PROPOSED DELIVERY STATION
±218,628 SF
PROPOSED LOT 1:
±49.21 ACRES
DETENTION POND
SEE SHEET C-6.5 FOR DETAILS
PROPOSED DRAINAGE EASEMENT
PROPOSED OFFSITE DRAINAGE DITCH
PROPOSED 60-FT DRAINAGE EASEMENT
PROPOSED LOT: 1
±9.75 ACRES
EX. PARCEL NO. 021-00107-025
ZONING: IN-1
PROPOSED LOT: 2
±40.65 ACRES
EX. PARCEL NO. 021-00107-025, 021-00103-00
ZONING: A-1, C-2, I-1
PROPOSED ARDOT RIGHT-OF-WAY DEDICATION
PROPOSED INTERCHANGE LAYOUT - HWY 71B PROVIDED BY ARDOT SHOWN FOR REFERENCE ONLY
HIGHWAY RIGHT-OF-WAY PER DOCUMENT L202412699
BENCHMARK #1
BENCHMARK #2
BENCHMARK #3
PARCEL NO. 021-00107-035 WALKERHOUSE INDUSTRIES LLC ZONING: C-2
PARCEL NO. 021-00107-045 BLANN, BILLY ZONING: C-2
PARCEL NO. 021-00107-025 P&C STEELE PROPERTIES LLC
PARCEL NO. 021-00107-021 CITY OF SPRINGDALE ZONING: A-1
PARCEL NO. 021-00104-040 BOWEN REV. TRUST, LAWRENCE RAY & JOETTA B ZONING: A-1
PARCEL NO. 021-00104-035 BOWEN REV. TRUST, LAWRENCE RAY & JOETTA B ZONING: A-1
PARCEL NO. 021-00104-025 AMERICAN BUILDERS & CONTRACTORS SUPPLY CO INC ZONING: C-2
PARCEL NO. 021-00103-070 ARKANSAS & MISSOURI RAILROAD ZONING: A-1
PARCEL NO. 021-00103-000 P&C STEELE PROPERTIES LLC
N
W
E
S
GRAPHIC SCALE 100
KEYMAP
NTS
LEGEND
PROPOSED FIRE LANE
PROPERTY LINE
EXISTING EASEMENT
PROPOSED EASEMENT
EXISTING OVERHEAD POWER
PROPOSED FENCE
PROPOSED SWALE
PROPOSED RETAINING WALL
HEAVY DUTY CONCRETE
HEAVY DUTY ASPHALT
STANDARD DUTY CONCRETE
STANDARD DUTY ASPHALT
CONCRETE SIDEWALK
PUBLIC ASPHALT PAVEMENT
MH MANHOLE
JB JUNCTION BOX
WI WYE INLET
CI CURB INLET
GI GRATE INLET
HW HEADWALL
FH FIRE HYDRANT
WM WATER METER
IM IRRIGATION METER
BFP BACKFLOW PREVENTER
EX. EXISTING
PROP. PROPOSED
TYP. TYPICAL
NUMBER OF PARKING SPACES
BARRIER FREE RAMP (BFR)
NOTE
A CITY OF SPRINGDALE DETENTION / RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
811 Know what's below. Call before you dig.
CAUTION
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.
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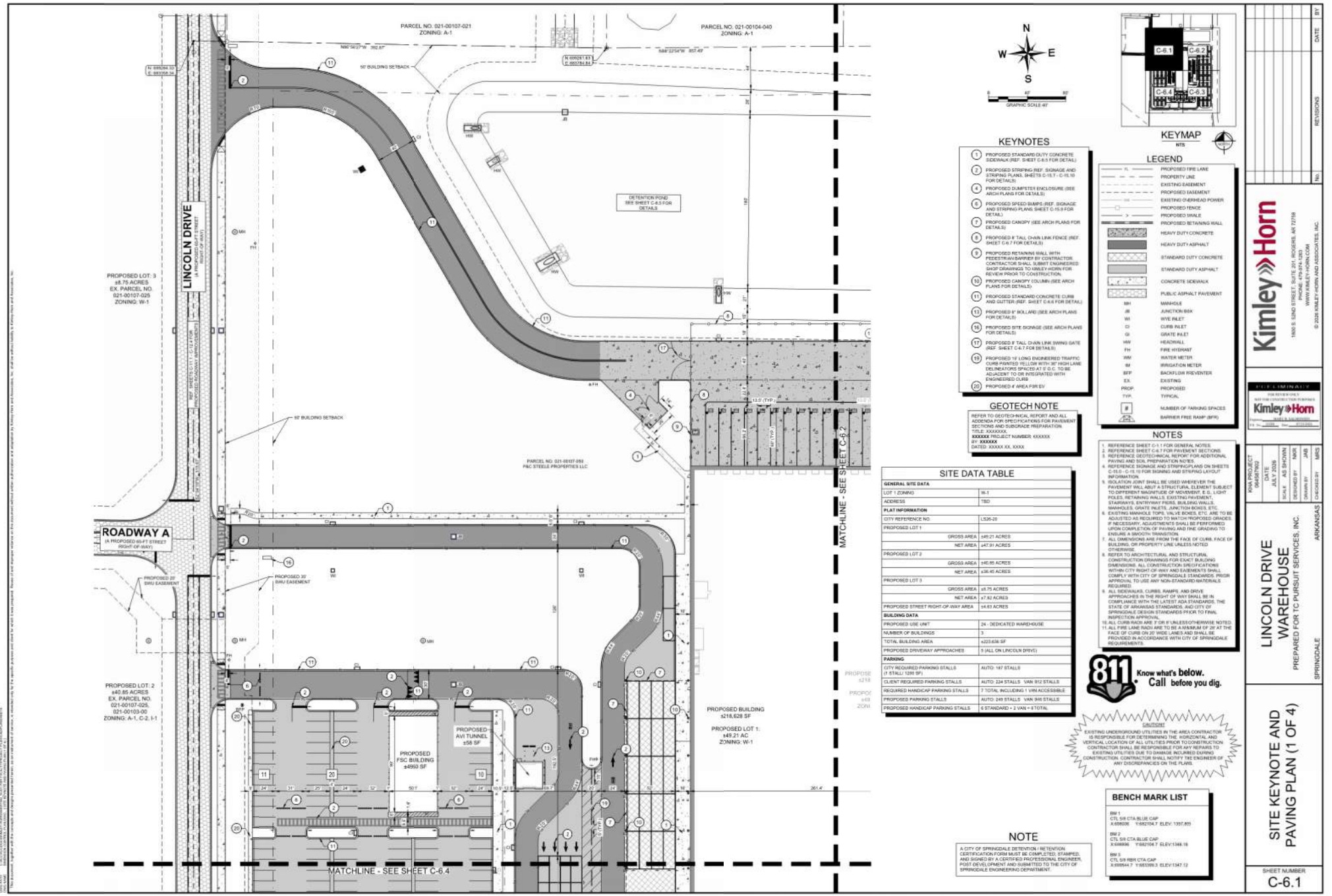
BM 1
CTL 5/8 CTA BLUE CAP
X:699036 Y:682104.7 ELEV: 1357.85
BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1346.16
BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683389.3 ELEV:1347.12
Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1283
WWW.KIMLEY-HORN.COM
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
NO. REVISIONS DATE BY
KHA PROJECT 064567002
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
DRAWN BY JAB
CHECKED BY MRS
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS
OVERALL SITE KEYNOTE AND PAVING PLAN
SHEET NUMBER C-6.0



KEYMAP
NTS

KEYNOTES

1. PROPOSED STANDARD DUTY CONCRETE SIDEWALK (REF. SHEET C-6.5 FOR DETAIL)
2. PROPOSED STRIPING (REF. SIGNAGE AND STRIPING PLANS, SHEETS C-15.7 - C-15.10 FOR DETAILS)
4. PROPOSED DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
6. PROPOSED SPEED BUMPS (REF. SIGNAGE AND STRIPING PLANS, SHEET C-15.9 FOR DETAIL)
7. PROPOSED CANOPY (SEE ARCH PLANS FOR DETAILS)
8. PROPOSED 8' TALL CHAIN LINK FENCE (REF. SHEET C-6.7 FOR DETAILS)
9. PROPOSED RETAINING WALL WITH PEDESTRIAN BARRIER BY CONTRACTOR. CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS TO KIMLEY-HORN FOR REVIEW PRIOR TO CONSTRUCTION.
10. PROPOSED CANOPY COLUMN (SEE ARCH PLANS FOR DETAILS)
11. PROPOSED STANDARD CONCRETE CURB AND GUTTER (REF. SHEET C-6.6 FOR DETAIL)
13. PROPOSED 6" BOLLARD (SEE ARCH PLANS FOR DETAILS)
16. PROPOSED SITE SIGNAGE (SEE ARCH PLANS FOR DETAILS)
17. PROPOSED 8' TALL CHAIN LINK SWING GATE (REF. SHEET C-6.7 FOR DETAILS)
19. PROPOSED 19' LONG ENGINEERED TRAFFIC CURB PAINTED YELLOW WITH 36" HIGH LANE DELINEATORS SPACED AT 5' O.C. TO BE ADJACENT TO OR INTEGRATED WITH ENGINEERED CURB
20. PROPOSED 4' AREA FOR EV

LEGEND

- PROPOSED FIRE LANE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING OVERHEAD POWER
- PROPOSED FENCE
- PROPOSED SWALE
- PROPOSED RETAINING WALL
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- STANDARD DUTY CONCRETE
- STANDARD DUTY ASPHALT
- CONCRETE SIDEWALK
- PUBLIC ASPHALT PAVEMENT
- MH MANHOLE
- JB JUNCTION BOX
- WI WYE INLET
- CI CURB INLET
- GI GRATE INLET
- HW HEADWALL
- FH FIRE HYDRANT
- WM WATER METER
- IM IRRIGATION METER
- BFP BACKFLOW PREVENTER
- EX. EXISTING
- PROP. PROPOSED
- TYP. TYPICAL
- # NUMBER OF PARKING SPACES
- BFR BARRIER FREE RAMP (BFR)

GEOTECH NOTE

REFER TO GEOTECHNICAL REPORT AND ALL ADDENDA FOR SPECIFICATIONS FOR PAVEMENT SECTIONS AND SUBGRADE PREPARATION.
TITLE: XXXXXXX
XXXXXX PROJECT NUMBER: XXXXXX
BY: XXXXXX
DATED: XXXXX XX, XXXX

SITE DATA TABLE

GENERAL SITE DATA	
LOT 1 ZONING	W-1
ADDRESS	TBD
PLAT INFORMATION	
CITY REFERENCE NO.	L536-20
PROPOSED LOT 1	
GROSS AREA	±49.21 ACRES
NET AREA	±47.31 ACRES
PROPOSED LOT 2	
GROSS AREA	±40.85 ACRES
NET AREA	±36.45 ACRES
PROPOSED LOT 3	
GROSS AREA	±8.75 ACRES
NET AREA	±7.82 ACRES
PROPOSED STREET RIGHT-OF-WAY AREA	±4.63 ACRES
BUILDING DATA	
PROPOSED USE UNIT	24 - DEDICATED WAREHOUSE
NUMBER OF BUILDINGS	3
TOTAL BUILDING AREA	±223,636 SF
PROPOSED DRIVEWAY APPROACHES	5 (ALL ON LINCOLN DRIVE)
PARKING	
CITY REQUIRED PARKING STALLS (1 STALL/ 1200 SF)	AUTO: 187 STALLS
CLIENT REQUIRED PARKING STALLS	AUTO: 224 STALLS VAN: 912 STALLS
REQUIRED HANDICAP PARKING STALLS	7 TOTAL INCLUDING 1 VAN ACCESSIBLE
PROPOSED PARKING STALLS	AUTO: 249 STALLS VAN: 946 STALLS
PROPOSED HANDICAP PARKING STALLS	6 STANDARD + 2 VAN = 8 TOTAL

NOTES

1. REFERENCE SHEET C-1.1 FOR GENERAL NOTES.
2. REFERENCE SHEET C-6.7 FOR PAVEMENT SECTIONS.
3. REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL PAVING AND SOIL PREPARATION NOTES.
4. REFERENCE SIGNAGE AND STRIPINGPLANS ON SHEETS C-15.0 - C-15.10 FOR SIGNING AND STRIPING LAYOUT INFORMATION.
5. ISOLATION JOINT SHALL BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, MANHOLES, GRATE INLETS, JUNCTION BOXES, ETC.
6. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
7. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
8. REFER TO ARCHITECTURAL AND STRUCTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY RIGHT-OF-WAY AND EASEMENTS SHALL COMPLY WITH CITY OF SPRINGDALE STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIALS REQUIRED.
9. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH THE LATEST ADA STANDARDS, THE STATE OF ARKANSAS STANDARDS, AND CITY OF SPRINGDALE DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.
10. ALL CURB RADII ARE 3' OR 9' UNLESS OTHERWISE NOTED.
11. ALL FIRE LANE RADII ARE TO BE A MINIMUM OF 25' AT THE FACE OF CURB ON 20' WIDE LANES AND SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF SPRINGDALE REQUIREMENTS.

811 Know what's below. Call before you dig.

CAUTION
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:699036 Y:682104.7 ELEV:1357.85

BM 2
CTL 5/8 CTA BLUE CAP
X:699896 Y:682104.7 ELEV:1346.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683399.3 ELEV:1347.12

NOTE

A CITY OF SPRINGDALE DETENTION / RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

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No.	REVISIONS	DATE	BY

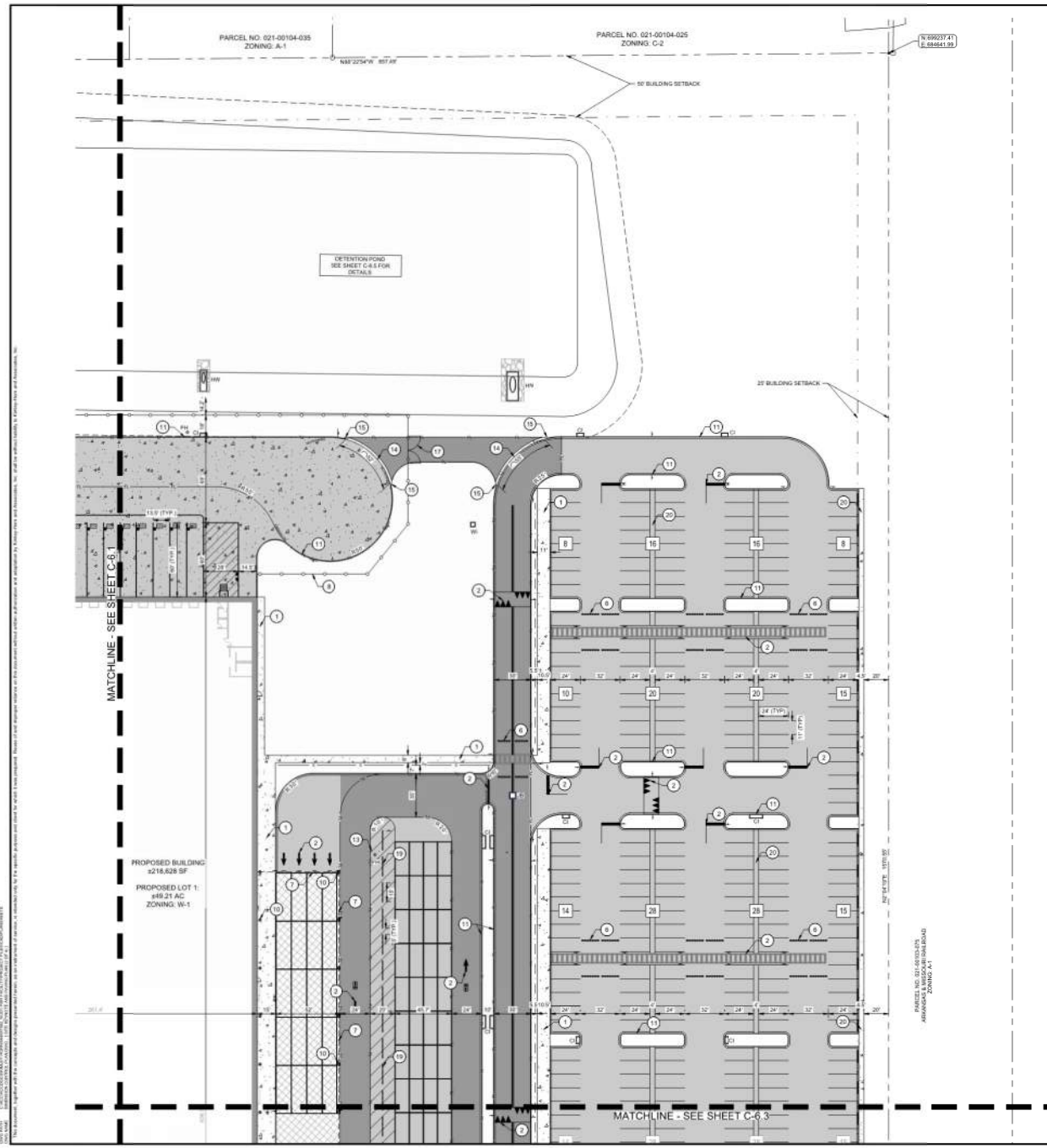
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
REGISTERED PROFESSIONAL ENGINEER
DATE

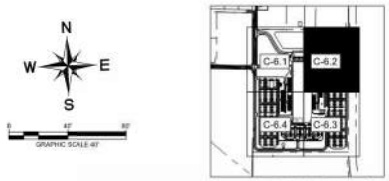
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JMB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

SITE KEYNOTE AND PAVING PLAN (1 OF 4)

SHEET NUMBER
C-6.1





KEYMAP
NTS

KEYNOTES

1. PROPOSED STANDARD DUTY CONCRETE SIDEWALK (REF. SHEET C-6.3 FOR DETAILS)
2. PROPOSED STRIPING (REF. SIGNAGE AND STRIPING PLANS, SHEETS C-15.7 - C-15.10 FOR DETAILS)
6. PROPOSED SPEED BUMPS (REF. SIGNAGE AND STRIPING PLANS, SHEET C-15.9 FOR DETAIL)
7. PROPOSED CANOPY (SEE ARCH PLANS FOR DETAILS)
8. PROPOSED 6' TALL CHAIN LINK FENCE (REF. SHEET C-6.7 FOR DETAILS)
10. PROPOSED CANOPY COLUMN (SEE ARCH PLANS FOR DETAILS)
11. PROPOSED STANDARD CONCRETE CURB AND GUTTER (REF. SHEET C-6.6 FOR DETAIL)
13. PROPOSED 6" BOLLARD (SEE ARCH PLANS FOR DETAILS)
14. PROPOSED MOUNTABLE CURB (REF. SHEET C-6.5 FOR DETAILS)
15. PROPOSED TRANSITION FROM 6" VERTICAL CURB AND GUTTER TO MOUNTABLE CURB
17. PROPOSED 6' TALL CHAIN LINK SWING GATE (REF. SHEET C-6.7 FOR DETAILS)
19. PROPOSED 15' LONG ENGINEERED TRAFFIC CURB PAINTED YELLOW WITH 36" HIGH LANE DELINEATORS SPACED AT 5' O.C. TO BE ADJACENT TO OR INTERMATED WITH ENGINEERED CURB
20. PROPOSED 4" AREA FOR EV

LEGEND

- PROPOSED FIRE LANE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING OVERHEAD POWER
- PROPOSED FENCE
- PROPOSED SWALE
- PROPOSED RETAINING WALL
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- STANDARD DUTY CONCRETE
- STANDARD DUTY ASPHALT
- CONCRETE SIDEWALK
- PUBLIC ASPHALT PAVEMENT
- MH MANHOLE
- JB JUNCTION BOX
- WI WYE INLET
- CI CURB INLET
- GI GRATE INLET
- HW HEADWALL
- FH FIRE HYDRANT
- WM WATER METER
- IM IRRIGATION METER
- BFP BACKFLOW PREVENTER
- EX. EXISTING
- PROP. PROPOSED
- TYP. TYPICAL
- # NUMBER OF PARKING SPACES
- BARRIER FREE RAMP (BFR)

GEOTECH NOTE

REFER TO GEOTECHNICAL REPORT AND ALL ADDENDA FOR SPECIFICATIONS FOR PAVEMENT SECTIONS AND SUBGRADE PREPARATION.
TITLE: XXXXXXX
XXXXXX PROJECT NUMBER: XXXXXX
BY: XXXXXX
DATED: XXXXX XX, XXXX

NOTES

1. REFERENCE SHEET C-1.1 FOR GENERAL NOTES.
2. REFERENCE SHEET C-6.7 FOR PAVEMENT SECTIONS.
3. REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL PAVING AND SOIL PREPARATION NOTES.
4. REFERENCE SIGNAGE AND STRIPING PLANS ON SHEETS C-15.0 - C-15.10 FOR SIGNING AND STRIPING LAYOUT INFORMATION.
5. ISOLATION JOINT SHALL BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT. E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, MANHOLES, GRATE INLETS, JUNCTION BOXES, ETC.
6. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
7. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
8. REFER TO ARCHITECTURAL AND STRUCTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY RIGHT-OF-WAY AND EASEMENTS SHALL COMPLY WITH CITY OF SPRINGDALE STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIALS REQUIRED.
9. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH THE LATEST ADA STANDARDS, THE STATE OF ARKANSAS STANDARDS, AND CITY OF SPRINGDALE DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.
10. ALL CURB RADII ARE 2' OR 8' UNLESS OTHERWISE NOTED.
11. ALL FIRE LANE RADII ARE TO BE A MINIMUM OF 28' AT THE FACE OF CURB ON 20' WIDE LANES AND SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF SPRINGDALE REQUIREMENTS.

SITE DATA TABLE

GENERAL SITE DATA	
LOT 1 ZONING	W-1
ADDRESS	TBD
PLAT INFORMATION	
CITY REFERENCE NO.	L536-20
PROPOSED LOT 1	
GROSS AREA	±49.21 ACRES
NET AREA	±47.91 ACRES
PROPOSED LOT 2	
GROSS AREA	±40.85 ACRES
NET AREA	±36.45 ACRES
PROPOSED LOT 3	
GROSS AREA	±8.75 ACRES
NET AREA	±7.82 ACRES
PROPOSED STREET RIGHT-OF-WAY AREA	±4.63 ACRES
BUILDING DATA	
PROPOSED USE UNIT	24 - DEDICATED WAREHOUSE
NUMBER OF BUILDINGS	3
TOTAL BUILDING AREA	±223,636 SF
PROPOSED DRIVEWAY APPROACHES	5 (ALL ON LINCOLN DRIVE)
PARKING	
CITY REQUIRED PARKING STALLS (1 STALL/ 1200 SF)	AUTO: 187 STALLS
CLIENT REQUIRED PARKING STALLS	AUTO: 224 STALLS VAN: 912 STALLS
REQUIRED HANDICAP PARKING STALLS	7 TOTAL INCLUDING 1 VAN ACCESSIBLE
PROPOSED PARKING STALLS	AUTO: 249 STALLS VAN: 946 STALLS
PROPOSED HANDICAP PARKING STALLS	6 STANDARD + 2 VAN = 8 TOTAL

811 Know what's below. Call before you dig.

CAUTION
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BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:699036 Y:682104.7 ELEV.:1357.85

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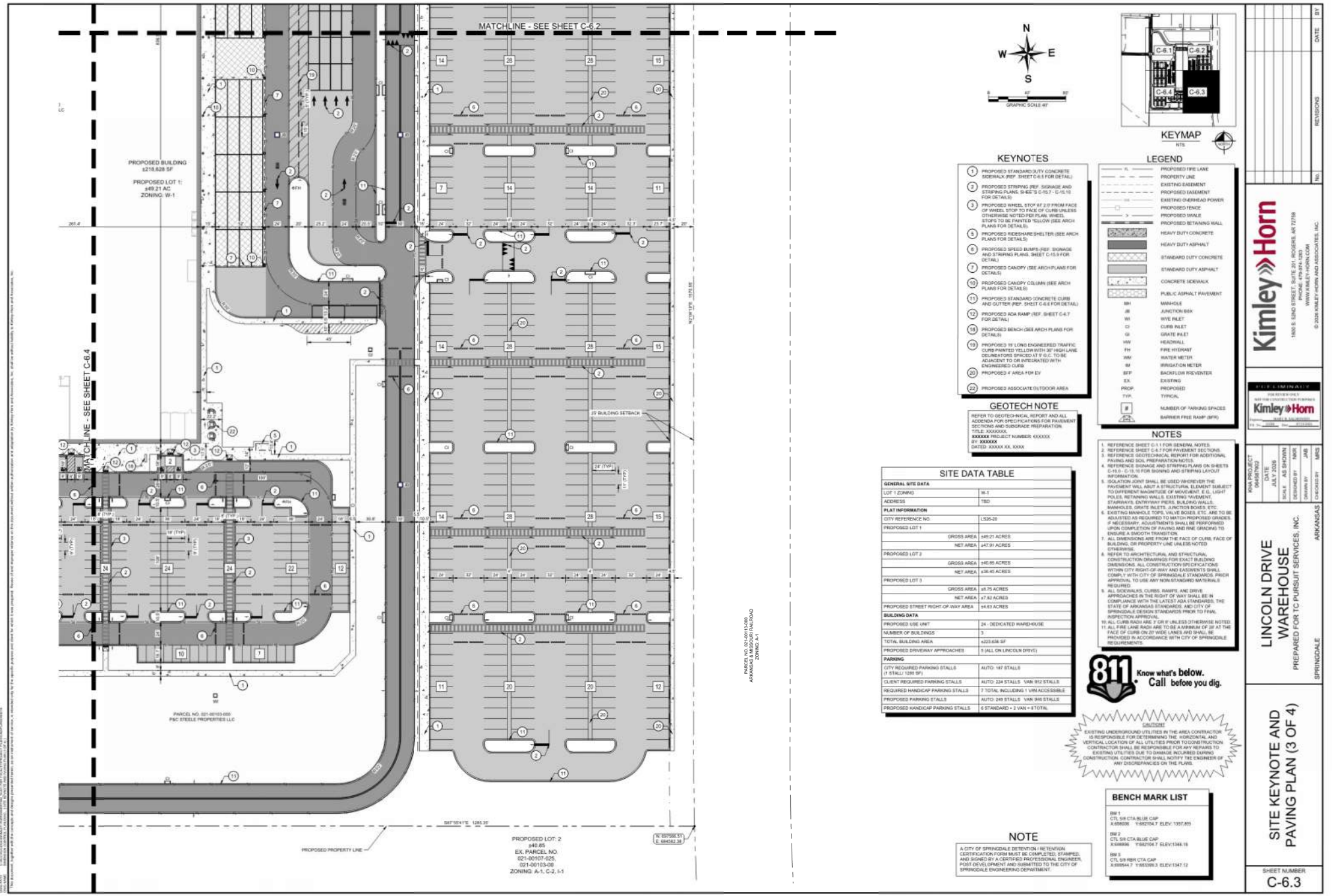
No.	REVISIONS	DATE	BY

KHA PROJECT: 068497002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

SITE KEYNOTE AND PAVING PLAN (2 OF 4)

SHEET NUMBER
C-6.2



KEYNOTES

1. PROPOSED STANDARD DUTY CONCRETE SIDEWALK (REF. SHEET C-6.5 FOR DETAIL)
2. PROPOSED STRIPING (REF. SIGNAGE AND STRIPING PLANS, SHEETS C-15.7 - C-15.10 FOR DETAILS)
3. PROPOSED WHEEL STOP AT 2.0' FROM FACE OF WHEEL STOP TO FACE OF CURB UNLESS OTHERWISE NOTED PER PLAN. WHEEL STOPS TO BE PAINTED YELLOW (SEE ARCH PLANS FOR DETAILS).
5. PROPOSED RIDESHARE SHELTER (SEE ARCH PLANS FOR DETAILS)
6. PROPOSED SPEED BUMPS (REF. SIGNAGE AND STRIPING PLANS, SHEET C-15.9 FOR DETAIL)
7. PROPOSED CANOPY (SEE ARCH PLANS FOR DETAILS)
10. PROPOSED CANOPY COLUMN (SEE ARCH PLANS FOR DETAILS)
11. PROPOSED STANDARD CONCRETE CURB AND GUTTER (REF. SHEET C-6.6 FOR DETAIL)
12. PROPOSED ADA RAMP (REF. SHEET C-6.7 FOR DETAIL)
18. PROPOSED BENCH (SEE ARCH PLANS FOR DETAILS)
19. PROPOSED 15' LONG ENGINEERED TRAFFIC CURB PAINTED YELLOW WITH 36" HIGH LANE DELINEATORS SPACED AT 5' O.C. TO BE ADJACENT TO OR INTEGRATED WITH ENGINEERED CURB
20. PROPOSED 4' AREA FOR EV
22. PROPOSED ASSOCIATE OUTDOOR AREA

LEGEND

- FL — PROPOSED FIRE LANE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- OHP — EXISTING OVERHEAD POWER
- PROPOSED FENCE
- PROPOSED SWALE
- PROPOSED RETAINING WALL
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- STANDARD DUTY CONCRETE
- STANDARD DUTY ASPHALT
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- IM — IRRIGATION METER
- BFP — BACKFLOW PREVENTER
- EX. — EXISTING
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- # — NUMBER OF PARKING SPACES
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TITLE: XXXXXXX
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BY: XXXXXX
DATED: XXXXX XX, XXXX

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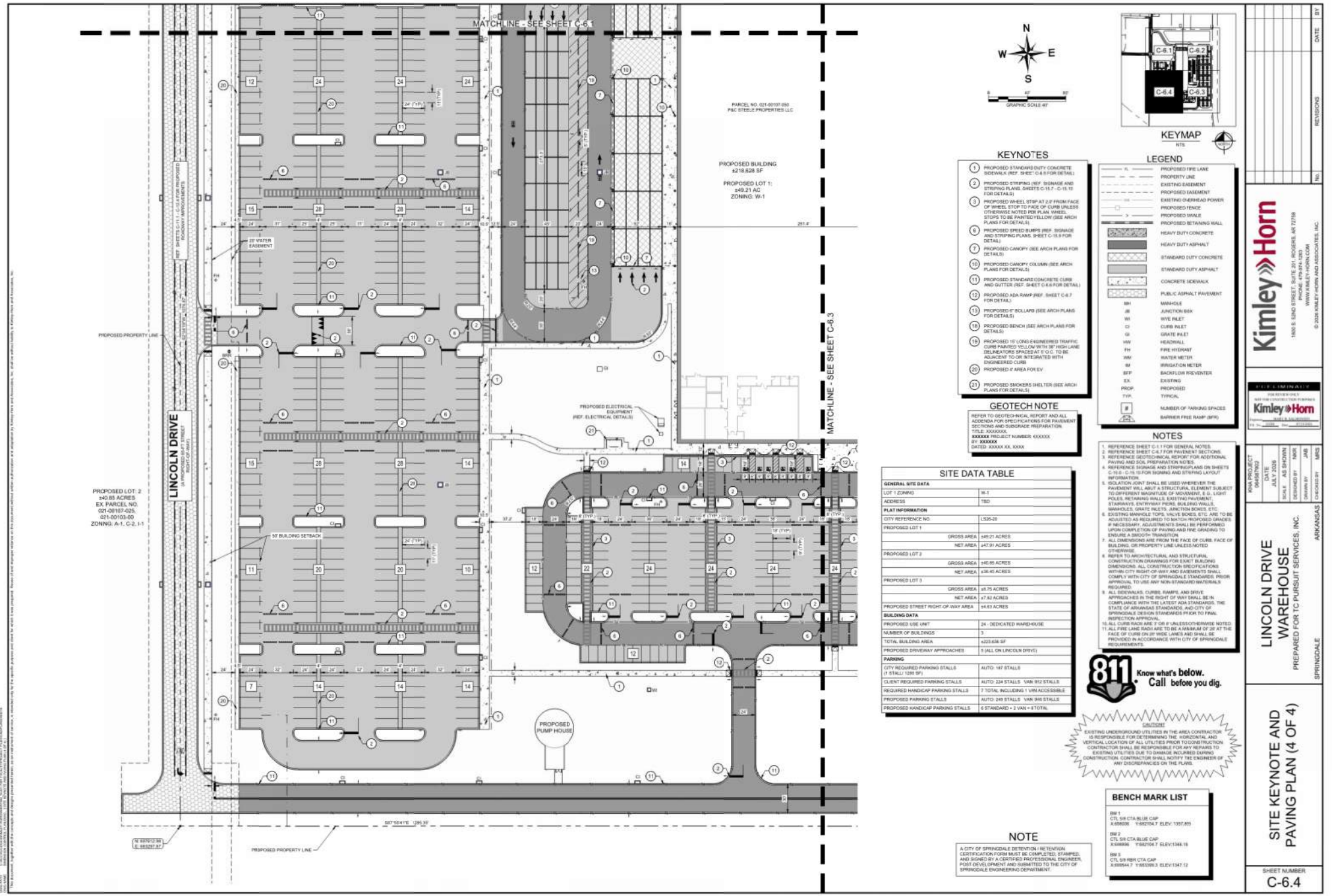
No.	REVISIONS	DATE	BY

KHA PROJECT: 068497002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JHB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

SITE KEYNOTE AND PAVING PLAN (3 OF 4)

SHEET NUMBER
C-6.3



KEYNOTES

1. PROPOSED STANDARD DUTY CONCRETE SIDEWALK (REF. SHEET C-6.6 FOR DETAIL)
2. PROPOSED STRIPING (REF. SIGNAGE AND STRIPING PLANS, SHEETS C-15.7 - C-15.12 FOR DETAILS)
3. PROPOSED WHEEL STOP AT 2.0' FROM FACE OF WHEEL STOP TO FACE OF CURB UNLESS OTHERWISE NOTED PER PLAN. WHEEL STOPS TO BE PAINTED YELLOW (SEE ARCH PLANS FOR DETAILS)
6. PROPOSED SPEED BUMPS (REF. SIGNAGE AND STRIPING PLANS, SHEET C-15.9 FOR DETAIL)
7. PROPOSED CANOPY (SEE ARCH PLANS FOR DETAILS)
10. PROPOSED CANOPY COLUMN (SEE ARCH PLANS FOR DETAILS)
11. PROPOSED STANDARD CONCRETE CURB AND GUTTER (REF. SHEET C-6.6 FOR DETAIL)
12. PROPOSED ADA RAMP (REF. SHEET C-6.7 FOR DETAIL)
13. PROPOSED 6" BOLLARD (SEE ARCH PLANS FOR DETAILS)
18. PROPOSED BENCH (SEE ARCH PLANS FOR DETAILS)
19. PROPOSED 15' LONG 6"ENGINEERED TRAFFIC CURB PAINTED YELLOW WITH 36" HIGH LANE DELINEATORS SPACED AT 5' O.C. TO BE ADJACENT TO OR INTEGRATED WITH ENGINEERED CURB
20. PROPOSED 4' AREA FOR EV
21. PROPOSED SMOKERS SHELTER (SEE ARCH PLANS FOR DETAILS)

LEGEND

- FL — PROPOSED FIRE LANE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- OHP — EXISTING OVERHEAD POWER
- PROPOSED FENCE
- PROPOSED SWALE
- PROPOSED RETAINING WALL
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- STANDARD DUTY CONCRETE
- STANDARD DUTY ASPHALT
- CONCRETE SIDEWALK
- PUBLIC ASPHALT PAVEMENT
- MH — MANHOLE
- JB — JUNCTION BOX
- WI — WYE INLET
- CI — CURB INLET
- GI — GRATE INLET
- HW — HEADWALL
- FH — FIRE HYDRANT
- WM — WATER METER
- IM — IRRIGATION METER
- BFP — BACKFLOW PREVENTER
- EX. — EXISTING
- PROP. — PROPOSED
- TYP. — TYPICAL
- # — NUMBER OF PARKING SPACES
- BFR — BARRIER FREE RAMP (BFR)

GEOTECH NOTE

REFER TO GEOTECHNICAL REPORT AND ALL ADDENDA FOR SPECIFICATIONS FOR PAVEMENT SECTIONS AND SUBGRADE PREPARATION.
TITLE: XXXXXXX
XXXXXX PROJECT NUMBER: XXXXXX
BY: XXXXXX
DATED: XXXXX XX, XXXX

SITE DATA TABLE

GENERAL SITE DATA	
LOT 1 ZONING	W-1
ADDRESS	TBD
PLAT INFORMATION	
CITY REFERENCE NO.	L526-20
PROPOSED LOT 1	
GROSS AREA	±49.21 ACRES
NET AREA	±47.91 ACRES
PROPOSED LOT 2	
GROSS AREA	±40.85 ACRES
NET AREA	±36.45 ACRES
PROPOSED LOT 3	
GROSS AREA	±8.75 ACRES
NET AREA	±7.82 ACRES
PROPOSED STREET RIGHT-OF-WAY AREA	±4.63 ACRES
BUILDING DATA	
PROPOSED USE UNIT	24 - DEDICATED WAREHOUSE
NUMBER OF BUILDINGS	3
TOTAL BUILDING AREA	±223,636 SF
PROPOSED DRIVEWAY APPROACHES	5 (ALL ON LINCOLN DRIVE)
PARKING	
CITY REQUIRED PARKING STALLS (1 STALL/ 1200 SF)	AUTO: 187 STALLS
CLIENT REQUIRED PARKING STALLS	AUTO: 224 STALLS VAN: 912 STALLS
REQUIRED HANDICAP PARKING STALLS	7 TOTAL INCLUDING 1 VAN ACCESSIBLE
PROPOSED PARKING STALLS	AUTO: 249 STALLS VAN: 946 STALLS
PROPOSED HANDICAP PARKING STALLS	6 STANDARD + 2 VAN = 8 TOTAL

NOTES

1. REFERENCE SHEET C-1.1 FOR GENERAL NOTES.
2. REFERENCE SHEET C-6.7 FOR PAVEMENT SECTIONS.
3. REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL PAVING AND SOIL PREPARATION NOTES.
4. REFERENCE SIGNAGE AND STRIPING PLANS ON SHEETS C-15.0 - C-15.12 FOR SIGNING AND STRIPING LAYOUT INFORMATION.
5. ISOLATION JOINT SHALL BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, MANHOLES, GRATE INLETS, JUNCTION BOXES, ETC.
6. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
7. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
8. REFER TO ARCHITECTURAL AND STRUCTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY RIGHT-OF-WAY AND EASEMENTS SHALL COMPLY WITH CITY OF SPRINGDALE STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIALS REQUIRED.
9. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH THE LATEST ADA STANDARDS, THE STATE OF ARKANSAS STANDARDS, AND CITY OF SPRINGDALE DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.
10. ALL CURB RADII ARE 3' OR 9' UNLESS OTHERWISE NOTED. 11. ALL FIRE LANE RADII ARE TO BE A MINIMUM OF 25' AT THE FACE OF CURB ON 20' WIDE LANES AND SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF SPRINGDALE REQUIREMENTS.

811 Know what's below. Call before you dig.

CAUTION
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:698036 Y:682104.7 ELEV: 1357.85

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1346.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683399.3 ELEV:1347.12

NOTE

A CITY OF SPRINGDALE DETENTION / RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1263
WWW.KIMLEY-HORN.COM
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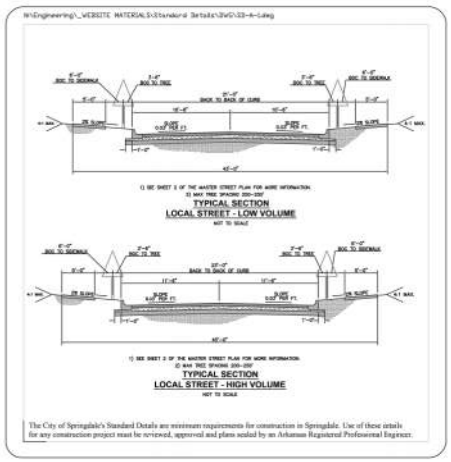
KHA PROJECT: 064567002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JMB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

SITE KEYNOTE AND PAVING PLAN (4 OF 4)

SHEET NUMBER
C-6.4



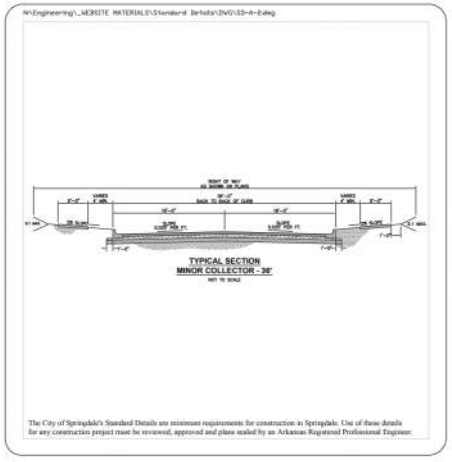
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION A
TYPICAL STREET SECTIONS & DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-A-1

SPRINGDALE
WE'RE MAKING IT HAPPEN



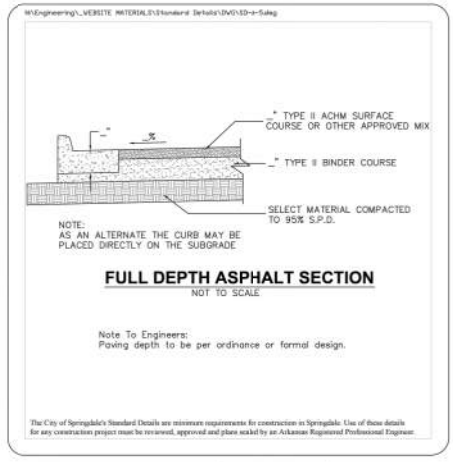
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION A
TYPICAL STREET SECTIONS & DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-A-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



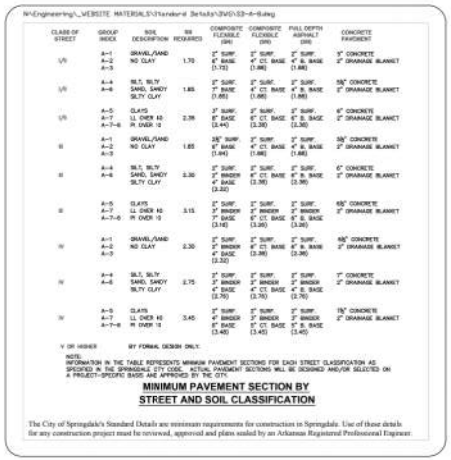
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION A
TYPICAL STREET SECTIONS & DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-A-5

SPRINGDALE
WE'RE MAKING IT HAPPEN



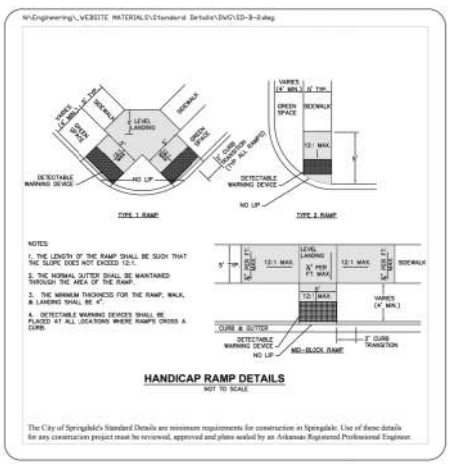
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION A
TYPICAL STREET SECTIONS & DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-A-8

SPRINGDALE
WE'RE MAKING IT HAPPEN



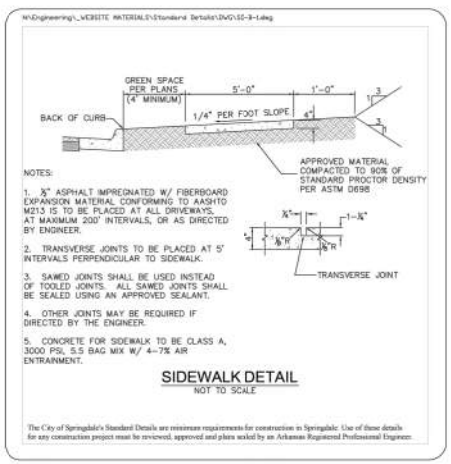
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-1

SPRINGDALE
WE'RE MAKING IT HAPPEN

Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1283
WWW.KIMLEY-HORN.COM
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No.	REVISIONS	DATE	BY

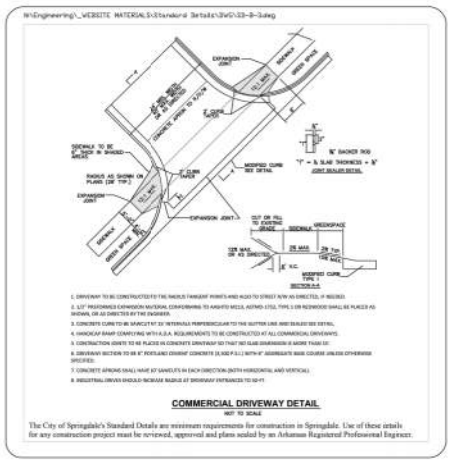
PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn

KHA PROJECT 068587002
DATE: JULY 2020
SCALE: AS SHOWN
DESIGNED BY: NKR
Drawn By: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

PAVING DETAILS (1 OF 3)

SHEET NUMBER
C-6.5

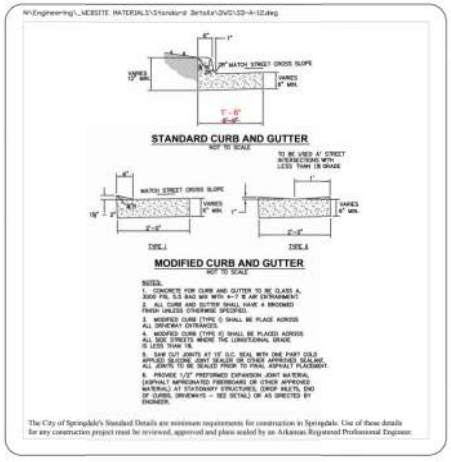


COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3

SPRINGDALE
WE'RE MAKING IT HAPPEN



STANDARD CURB AND GUTTER
NOT TO SCALE

MODIFIED CURB AND GUTTER
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12

SPRINGDALE
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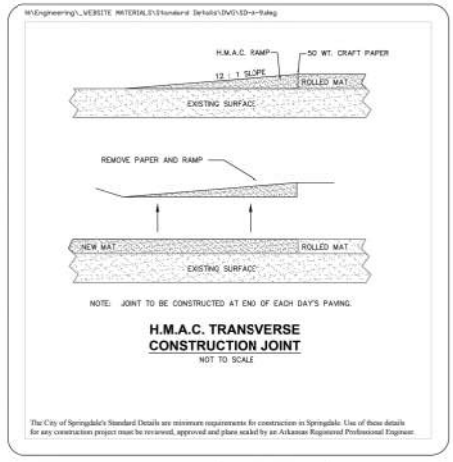
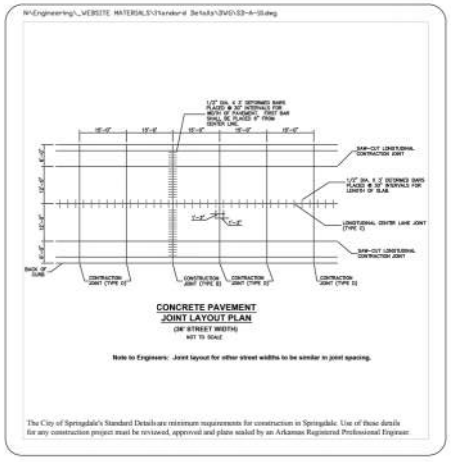


H.M.A.C. TRANSVERSE CONSTRUCTION JOINT
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-9

SPRINGDALE
WE'RE MAKING IT HAPPEN



CONCRETE PAVEMENT JOINT LAYOUT PLAN
(36' STREET WIDTH)
NOT TO SCALE

Note to Engineers: Joint layout for other street widths to be similar in joint spacing.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-10

SPRINGDALE
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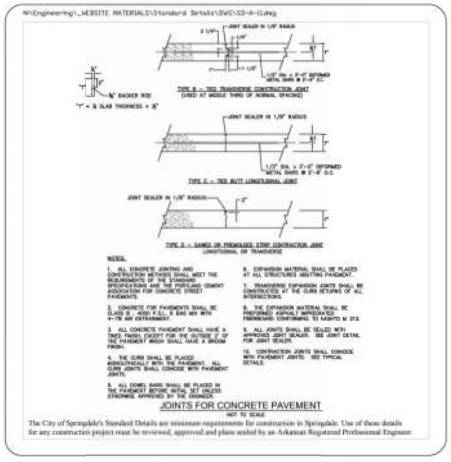
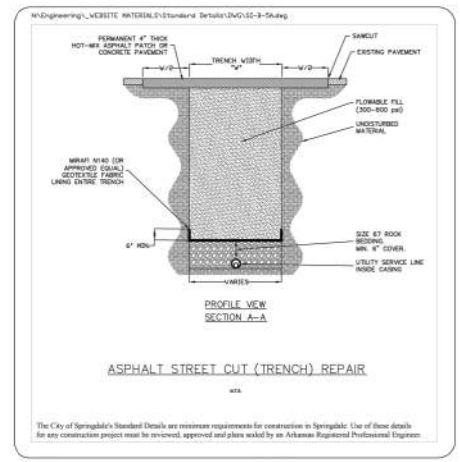


JOINTS FOR CONCRETE PAVEMENT
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-11

SPRINGDALE
WE'RE MAKING IT HAPPEN



PROFILE VIEW
SECTION A–A

ASPHALT STREET CUT (TRENCH) REPAIR
NTS

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-5A

SPRINGDALE
WE'RE MAKING IT HAPPEN

Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1283
WWW.KIMLEY-HORN.COM
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No.	REVISIONS	DATE	BY

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

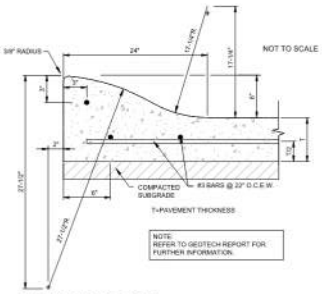
PAVING DETAILS (2 OF 3)

SHEET NUMBER
C-6.6

Return to Agenda

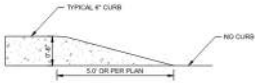
FIRE LANE MARKING

NOT TO SCALE



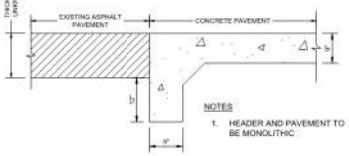
MOUNTABLE CURB

NOT TO SCALE



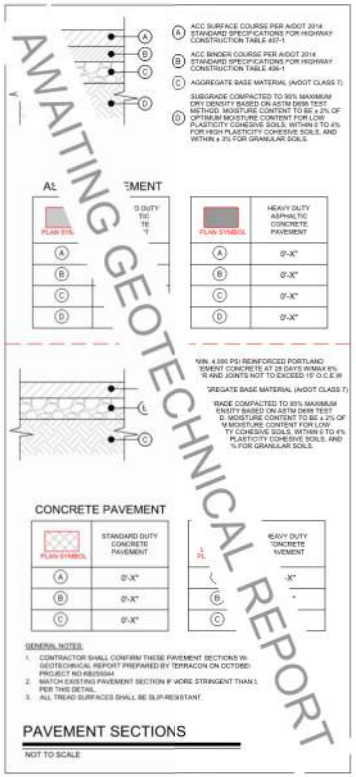
CURB TO NO-CURB TRANSITION

NOT TO SCALE



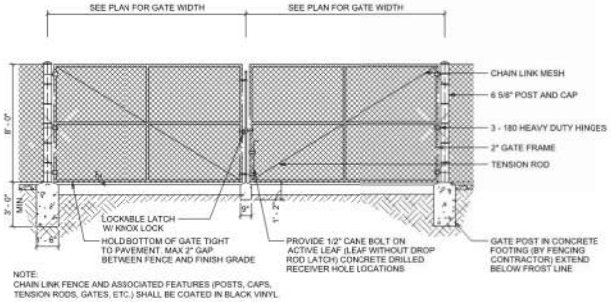
ASPHALT TO CONCRETE HEADER

NOT TO SCALE



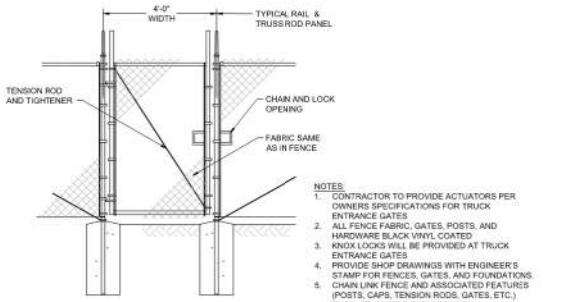
PAVEMENT SECTIONS

NOT TO SCALE



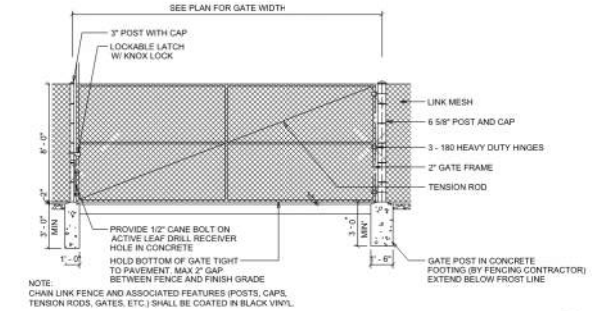
DOUBLE SWING GATE

N.T.S. 3



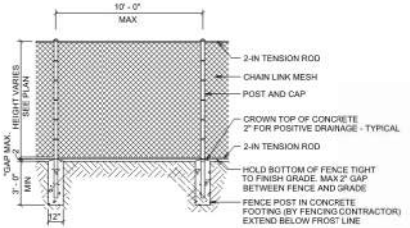
PEDESTRIAN GATE

N.T.S. 1



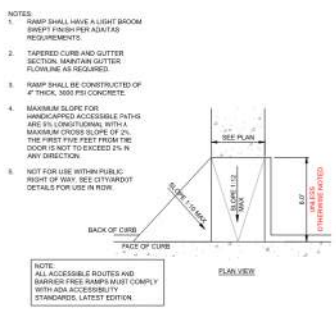
SWING GATE

N.T.S. 2



CHAIN LINK FENCE

N.T.S. 4



BARRIER FREE RAMP DETAIL

NOT TO SCALE

Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1263
WWW.KIMLEY-HORN.COM

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No.	REVISIONS	DATE	BY

KHA PROJECT 064567002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

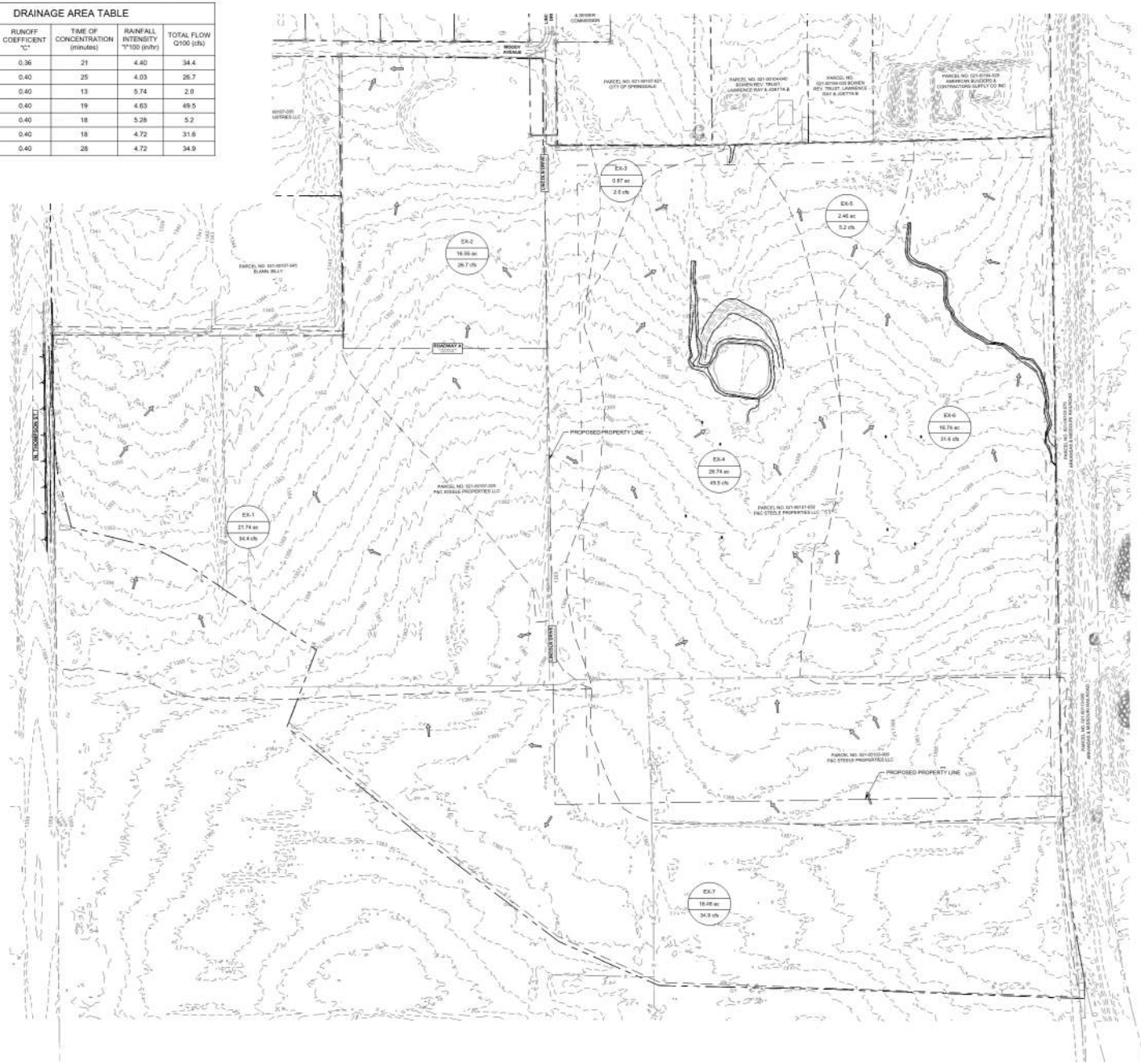
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

PAVING DETAILS (3 OF 3)

SHEET NUMBER C-6.7

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"*100 (in/hr)	TOTAL FLOW Q100 (cfs)
EX-1	21.74	0.36	21	4.40	34.4
EX-2	16.55	0.40	25	4.03	26.7
EX-3	0.87	0.40	13	5.74	2.0
EX-4	26.74	0.40	19	4.63	49.5
EX-5	2.46	0.40	18	5.28	5.2
EX-6	16.74	0.40	18	4.72	31.6
EX-7	18.48	0.40	28	4.72	34.9



LEGEND

- BASIN / AREA / FLOW
- DRAINAGE AREA ID
- DRAINAGE AREA ACRES
- 25 YEAR RUNOFF (CFS)
- DRAINAGE AREA
- FLOW ARROW
- EXISTING CONTOUR
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPERTY LINE
- EXISTING STORM LINE
- TIME OF CONCENTRATION FLOW

DRAINAGE NOTES

1. CALCULATION OF RUNOFF BASED ON THE CITY OF SPRINGDALE CHAPTER 106 DRAINAGE CRITERIA MANUAL, REVISED DECEMBER 2017.
   a. C-VALUES DETERMINED USING TABLE 2.1 "RUNOFF COEFFICIENTS" PASTURE (1% - 3.5% SLOPES) = 0.40
      IMPERVIOUS AREAS = 0.9
   b. INTENSITY VALUES DETERMINED USING TABLE 2.2 "RAINFALL INTENSITY CHART"
   c. MINIMUM TIME OF CONCENTRATION OF 10 MINUTES DETERMINED USING SECTION 2.3.6.
2. REFER TO DRAINAGE TECHNICAL MEMORANDUM PREPARED BY KIMLEY-HORN, DATED JUNE 25, 2026.

811 Know what's below. Call before you dig.

CAUTION
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BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:699006 Y:682104.7 ELEV: 1357.93

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1348.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683366.3 ELEV:1347.12

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KHA PROJECT 064567002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

EXISTING DRAINAGE AREA MAP

SHEET NUMBER
C-7.0

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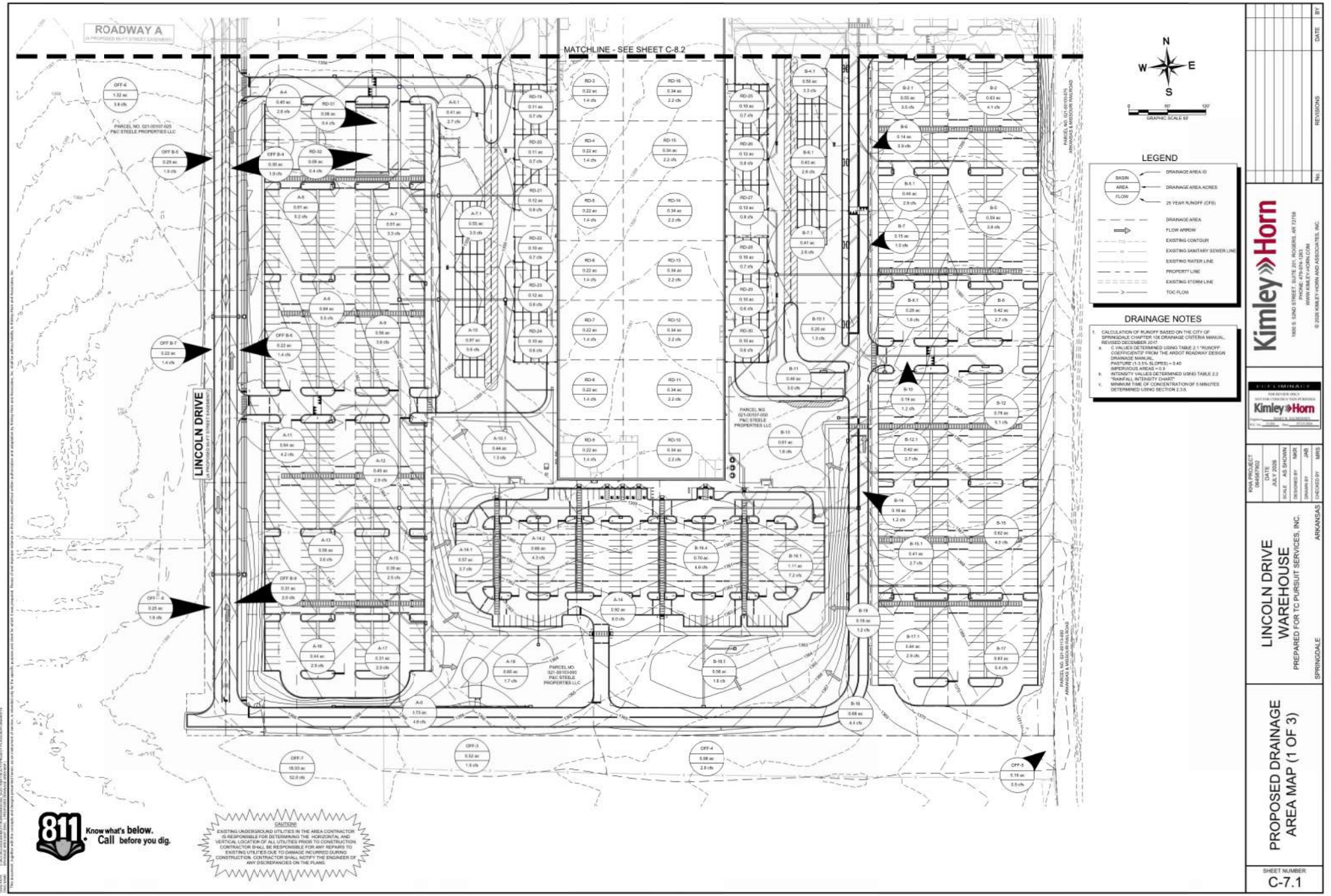

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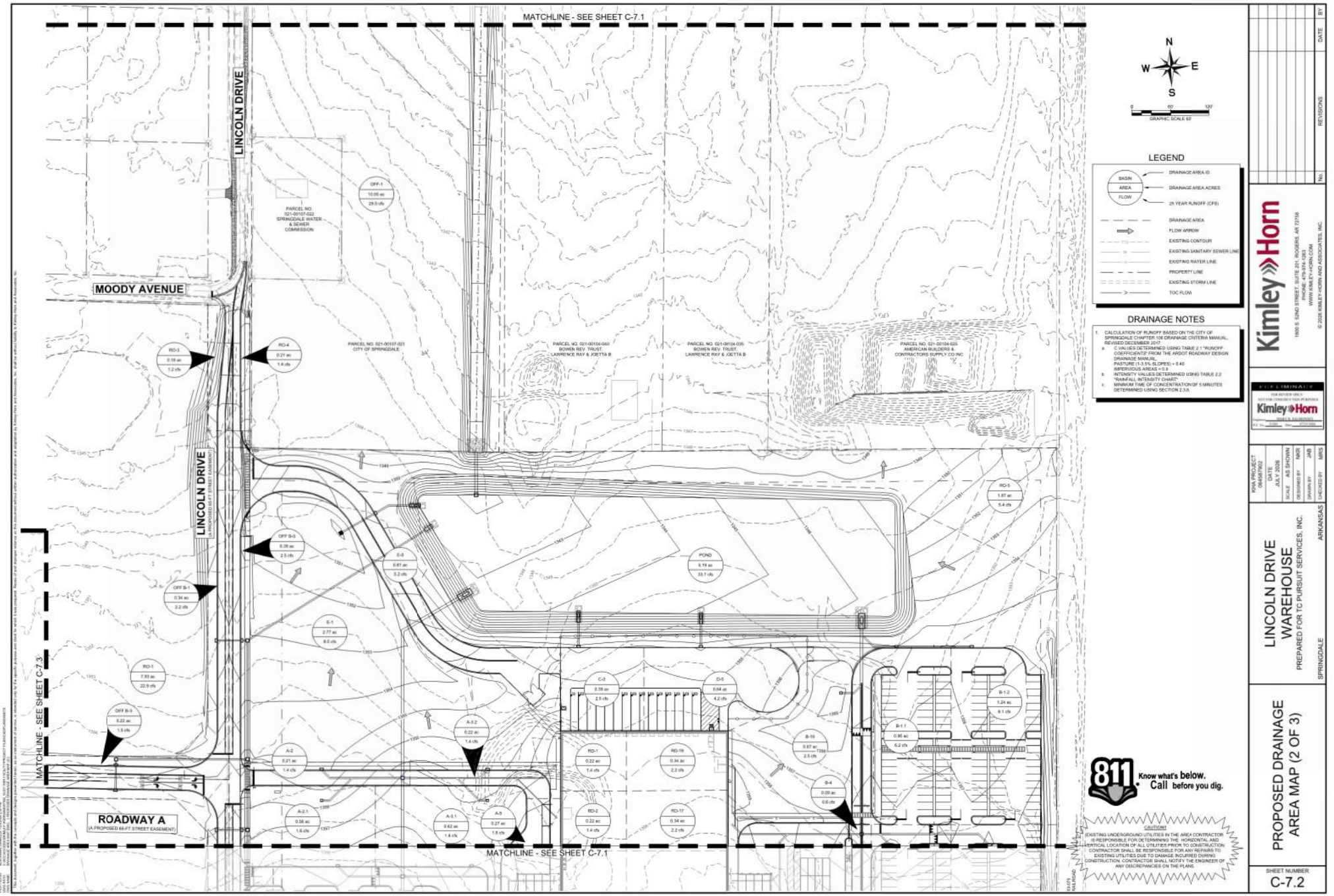
PROPOSED DRAINAGE AREA MAP (1 OF 3)

SHEET NUMBER C-7.1


MATCHLINE - SEE SHEET C-7.1
LINCOLN DRIVE
MOODY AVENUE
LINCOLN DRIVE
(A PROPOSED 68-FT STREET EASEMENT)
MATCHLINE - SEE SHEET C-7.3
ROADWAY A
(A PROPOSED 68-FT STREET EASEMENT)
MATCHLINE - SEE SHEET C-7.1
PARCEL NO. 021-00107-022 SPRINGDALE WATER & SEWER COMMISSION
PARCEL NO. 021-00107-021 CITY OF SPRINGDALE
PARCEL NO. 021-00104-000 BOWEN REV. TRUST, LAWRENCE RAY & JOETTA B
PARCEL NO. 021-00104-035 BOWEN REV. TRUST, LAWRENCE RAY & JOETTA B
PARCEL NO. 021-00104-025 AMERICAN BUILDERS & CONTRACTORS SUPPLY CO INC
POND
N
W
E
S
GRAPHIC SCALE 60'
LEGEND
DRAINAGE AREA ID
DRAINAGE AREA ACRES
25 YEAR RUNOFF (CFS)
DRAINAGE AREA
FLOW ARROW
EXISTING CONTOUR
EXISTING SANITARY SEWER LINE
EXISTING WATER LINE
PROPERTY LINE
EXISTING STORM LINE
TOC FLOW
DRAINAGE NOTES
1. CALCULATION OF RUNOFF BASED ON THE CITY OF SPRINGDALE CHAPTER 108 DRAINAGE CRITERIA MANUAL, REVISED DECEMBER 2017.
a. C VALUES DETERMINED USING TABLE 2.1 "RUNOFF COEFFICIENTS" FROM THE ARDOT ROADWAY DESIGN DRAINAGE MANUAL.
PASTURE (1-3.5% SLOPES) = 0.40
IMPERVIOUS AREAS = 0.9
b. INTENSITY VALUES DETERMINED USING TABLE 2.2 "RAINFALL INTENSITY CHART"
c. MINIMUM TIME OF CONCENTRATION OF 5 MINUTES DETERMINED USING SECTION 2.3.5.
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DATE JULY 2026
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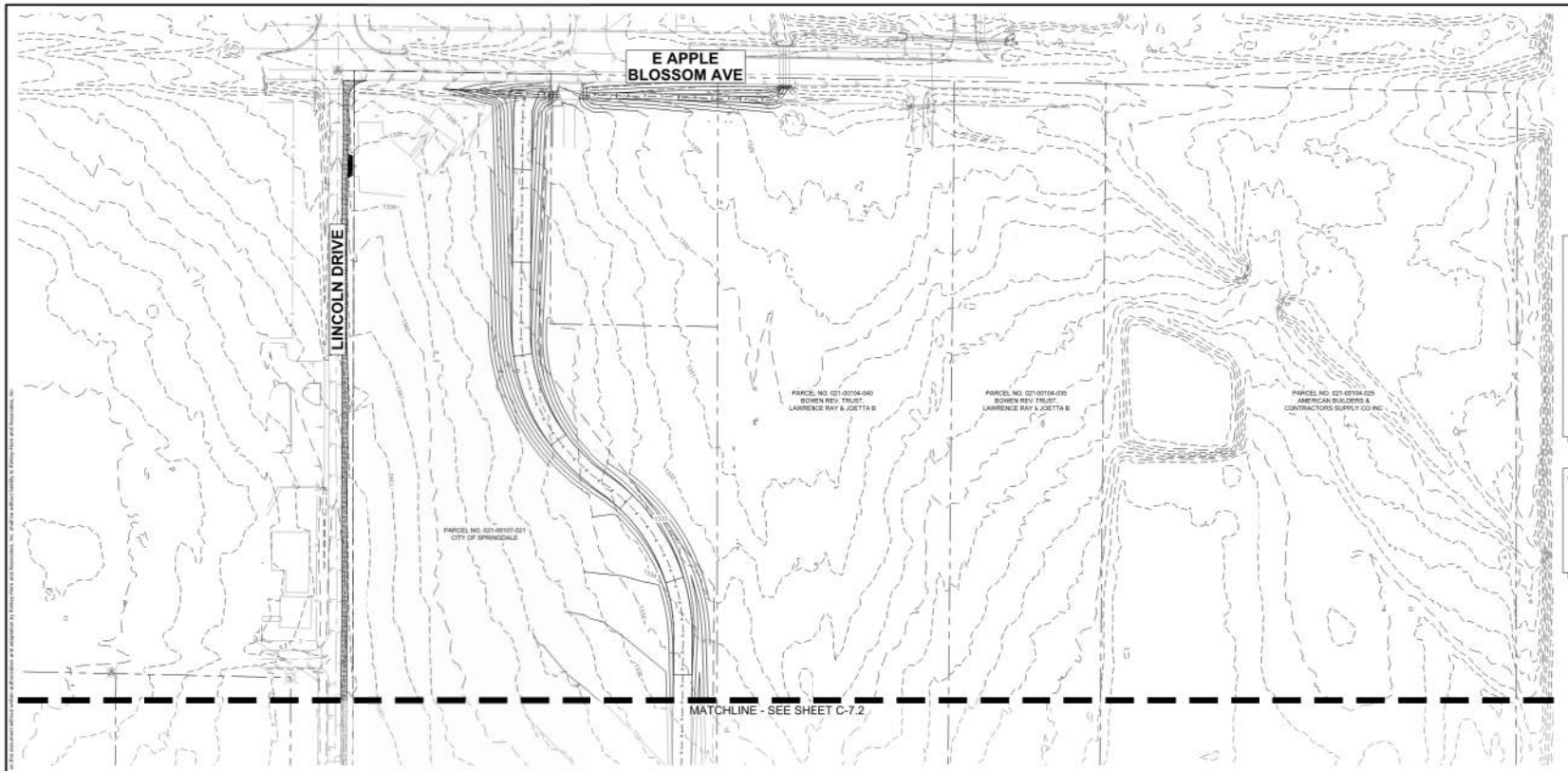
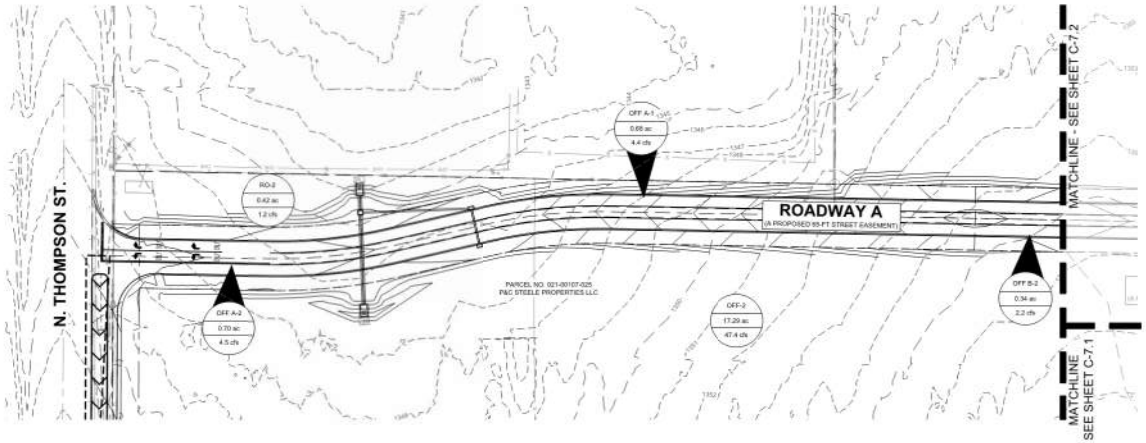
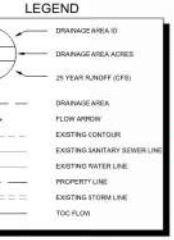
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS
PROPOSED DRAINAGE AREA MAP (2 OF 3)
SHEET NUMBER C-7.2





LEGEND



DRAINAGE NOTES

1. CALCULATION OF RUNOFF BASED ON THE CITY OF SPRINGDALE CHAPTER 108 DRAINAGE CRITERIA MANUAL, REVISED DECEMBER 2017.
   a. C VALUES DETERMINED USING TABLE 2.1 "RUNOFF COEFFICIENTS" FROM THE ARDOT ROADWAY DESIGN DRAINAGE MANUAL.
      PASTURE (1-3.5% SLOPES) = 0.40
      IMPERVIOUS AREAS = 0.9
   b. INTENSITY VALUES DETERMINED USING TABLE 2.2 "RAINFALL INTENSITY CHART"
   c. MINIMUM TIME OF CONCENTRATION OF 5 MINUTES DETERMINED USING SECTION 2.3.5.

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Engineer: [redacted] Date: 3/27/2026

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DATE JULY 2026
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DESIGNED BY NKR
DRAWN BY JAB
CHECKED BY MRS

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PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

PROPOSED DRAINAGE AREA MAP (3 OF 3)

SHEET NUMBER
C-7.3

Return to Agenda

DRAINAGE AREA TABLE							
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"10 (in/hr)	TOTAL FLOW Q10 (cfs)	COLLECTION POINT
A-0	0.73	1.00	0.90	5	7.21	4.8	CURB INLET
A-2	0.21	1.00	0.90	5	7.21	1.4	CURB INLET
A-2.1	0.56	1.00	0.40	5	7.21	1.6	WYE INLET
A-3.1	0.62	1.00	0.40	5	7.21	1.8	WYE INLET
A-3.2	0.22	1.00	0.90	5	7.21	1.4	CURB INLET
A-4	0.40	1.00	0.90	5	7.21	2.6	CURB INLET
A-5	0.27	1.00	0.90	5	7.21	1.8	CURB INLET
A-5.1	0.41	1.00	0.90	5	7.21	2.7	CURB INLET
A-6	0.81	1.00	0.90	5	7.21	5.2	CURB INLET
A-7	0.51	1.00	0.90	5	7.21	3.3	CURB INLET
A-7.1	0.55	1.00	0.90	5	7.21	3.5	CURB INLET
A-8	0.84	1.00	0.90	5	7.21	5.5	CURB INLET
A-9	0.56	1.00	0.90	5	7.21	3.6	CURB INLET
A-10	0.87	1.00	0.90	5	7.21	5.6	CURB INLET
A-10.1	0.44	1.00	0.40	5	7.21	1.3	WYE INLET
A-11	0.64	1.00	0.90	5	7.21	4.2	CURB INLET
A-12	0.45	1.00	0.90	5	7.21	2.9	CURB INLET
A-13	0.56	1.00	0.90	5	7.21	3.6	CURB INLET
A-14	0.92	1.00	0.90	5	7.21	6.0	CURB INLET
A-14.1	0.57	1.00	0.90	5	7.21	3.7	CURB INLET
A-14.2	0.66	1.00	0.90	5	7.21	4.3	CURB INLET
A-15	0.39	1.00	0.90	5	7.21	2.5	CURB INLET
A-16	0.44	1.00	0.90	5	7.21	2.9	CURB INLET
A-17	0.31	1.00	0.90	5	7.21	2.0	CURB INLET
A-18	0.60	1.00	0.40	5	7.21	1.7	WYE INLET
B-1.1	0.96	1.00	0.90	5	7.21	6.2	CURB INLET
B-1.2	1.24	1.00	0.90	5	7.21	8.1	CURB INLET
B-2	0.63	1.00	0.90	5	7.21	4.1	CURB INLET
B-2.1	0.55	1.00	0.90	5	7.21	3.5	CURB INLET
B-4	0.09	1.00	0.90	5	7.21	0.6	CURB INLET
B-4.1	0.50	1.00	0.90	5	7.21	3.3	CURB INLET
B-5	0.59	1.00	0.90	5	7.21	3.8	CURB INLET
B-5.1	0.44	1.00	0.90	5	7.21	2.8	CURB INLET
B-6	0.14	1.00	0.90	5	7.21	0.9	CURB INLET
B-6.1	0.43	1.00	0.90	5	7.21	2.8	CURB INLET
B-7	0.15	1.00	0.90	5	7.21	1.0	CURB INLET
B-7.1	0.41	1.00	0.90	5	7.21	2.6	CURB INLET
B-8	0.42	1.00	0.90	5	7.21	2.7	CURB INLET
B-8.1	0.28	1.00	0.90	5	7.21	1.8	CURB INLET
B-10	0.19	1.00	0.90	5	7.21	1.2	CURB INLET
B-10.1	0.20	1.00	0.90	5	7.21	1.3	CURB INLET
B-11	0.46	1.00	0.90	5	7.21	3.0	CURB INLET
B-12	0.78	1.00	0.90	5	7.21	5.1	CURB INLET
B-12.1	0.42	1.00	0.90	5	7.21	2.7	CURB INLET
B-13	0.61	1.00	0.40	5	7.21	1.8	WYE INLET
B-14	0.18	1.00	0.90	5	7.21	1.2	CURB INLET
B-15	0.62	1.00	0.90	5	7.21	4.0	CURB INLET
B-15.1	0.41	1.00	0.90	5	7.21	2.7	CURB INLET
B-16	0.68	1.00	0.90	5	7.21	4.4	CURB INLET
B-16.1	1.11	1.00	0.90	5	7.21	7.2	CURB INLET
B-16.3	0.56	1.00	0.40	5	7.21	1.6	WYE INLET
B-16.4	0.70	1.00	0.90	5	7.21	4.6	CURB INLET
B-17	0.83	1.00	0.90	5	7.21	5.4	CURB INLET
B-17.1	0.44	1.00	0.90	5	7.21	2.9	CURB INLET
B-18	0.18	1.00	0.90	5	7.21	1.2	CURB INLET
B-19	0.67	1.00	0.40	5	7.21	2.5	WYE INLET
C-0	0.39	1.00	0.90	5	7.21	2.5	CURB INLET
D-0	0.64	1.00	0.90	5	7.21	4.2	CURB INLET
E-0	0.81	1.00	0.90	5	7.21	5.2	CURB INLET
E-1	2.77	1.00	0.40	5	7.21	8.0	CURB INLET

DRAINAGE AREA TABLE							
DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"10 (in/hr)	TOTAL FLOW Q10 (cfs)	COLLECTION POINT
OFF-1	10.05	1.00	0.40	10	7.21	29.0	PROPOSED CHANNEL
OFF-2	17.29	1.00	0.38	21	7.21	47.4	ROAD CULVERT
OFF-3	0.52	1.00	0.40	10	7.21	1.5	CURB INLET
OFF-4	0.98	1.00	0.40	10	7.21	2.8	CURB INLET
OFF-5	0.18	1.00	0.40	10	7.21	0.5	CURB INLET
OFF-6	1.32	1.00	0.40	10	7.21	3.8	CURB INLET
OFF-7	18.03	1.00	0.40	28	7.21	52.0	EX. DITCH
OFF A-1	0.68	1.00	0.90	5	7.21	4.4	CURB INLET
OFF A-2	0.70	1.00	0.90	5	7.21	4.5	CURB INLET
OFF B-0	0.39	1.00	0.90	5	7.21	2.5	CURB INLET
OFF B-1	0.34	1.00	0.90	5	7.21	2.2	CURB INLET
OFF B-2	0.34	1.00	0.90	5	7.21	2.2	CURB INLET
OFF B-3	0.22	1.00	0.90	5	7.21	1.5	CURB INLET
OFF B-4	0.30	1.00	0.90	5	7.21	1.9	CURB INLET
OFF B-5	0.29	1.00	0.90	5	7.21	1.9	CURB INLET
OFF B-6	0.22	1.00	0.90	5	7.21	1.4	CURB INLET
OFF B-7	0.22	1.00	0.90	5	7.21	1.4	CURB INLET
OFF B-8	0.25	1.00	0.90	5	7.21	1.6	CURB INLET
OFF B-9	0.31	1.00	0.90	5	7.21	2.0	CURB INLET
POND	5.19	1.00	0.90	5	7.21	33.7	CURB INLET
RD-1	0.22	1.00	0.90	5	7.21	1.4	ROOF DRAIN
RD-2	0.22	1.00	0.90	5	7.21	1.4	ROOF DRAIN
RD-3	0.22	1.00	0.90	5	7.21	1.4	ROOF DRAIN
RD-4	0.22	1.00	0.90	5	7.21	1.4	ROOF DRAIN
RD-5	0.22	1.00	0.90	5	7.21	1.4	ROOF DRAIN
RD-6	0.22	1.00	0.90	5	7.21	1.4	ROOF DRAIN
RD-7	0.22	1.00	0.90	5	7.21	1.4	ROOF DRAIN
RD-8	0.22	1.00	0.90	5	7.21	1.4	ROOF DRAIN
RD-9	0.22	1.00	0.90	5	7.21	1.4	ROOF DRAIN
RD-10	0.34	1.00	0.90	5	7.21	2.2	ROOF DRAIN
RD-11	0.34	1.00	0.90	5	7.21	2.2	ROOF DRAIN
RD-12	0.34	1.00	0.90	5	7.21	2.2	ROOF DRAIN
RD-13	0.34	1.00	0.90	5	7.21	2.2	ROOF DRAIN
RD-14	0.34	1.00	0.90	5	7.21	2.2	ROOF DRAIN
RD-15	0.34	1.00	0.90	5	7.21	2.2	ROOF DRAIN
RD-16	0.34	1.00	0.90	5	7.21	2.2	ROOF DRAIN
RD-17	0.34	1.00	0.90	5	7.21	2.2	ROOF DRAIN
RD-18	0.34	1.00	0.90	5	7.21	2.2	ROOF DRAIN
RD-19	0.11	1.00	0.90	5	7.21	0.7	ROOF DRAIN
RD-20	0.11	1.00	0.90	5	7.21	0.7	ROOF DRAIN
RD-21	0.12	1.00	0.90	5	7.21	0.8	ROOF DRAIN
RD-22	0.10	1.00	0.90	5	7.21	0.7	ROOF DRAIN
RD-23	0.12	1.00	0.90	5	7.21	0.8	ROOF DRAIN
RD-24	0.10	1.00	0.90	5	7.21	0.6	ROOF DRAIN
RD-25	0.10	1.00	0.90	5	7.21	0.7	ROOF DRAIN
RD-26	0.12	1.00	0.90	5	7.21	0.8	ROOF DRAIN
RD-27	0.13	1.00	0.90	5	7.21	0.8	ROOF DRAIN
RD-28	0.10	1.00	0.90	5	7.21	0.7	ROOF DRAIN
RD-29	0.10	1.00	0.90	5	7.21	0.6	ROOF DRAIN
RD-30	0.10	1.00	0.90	5	7.21	0.6	ROOF DRAIN
RD-31	0.06	1.00	0.90	5	7.21	0.4	CURB INLET
RD-32	0.06	1.00	0.90	5	7.21	0.4	CURB INLET
RO-1	7.93	1.00	0.40	5	7.21	22.9	RUNOFF
RO-2	0.42	1.00	0.40	5	7.21	1.2	RUNOFF
RO-3	0.18	1.00	0.90	5	7.21	1.2	RUNOFF
RO-4	0.21	1.00	0.90	5	7.21	1.4	RUNOFF
RO-5	1.87	1.00	0.40	5	7.21	5.4	RUNOFF

ISSUED
DATE
USER
DWG NAME
DWG REF
No. DATE BY REVISIONS
Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1063
WWW.KIMLEY-HORN.COM
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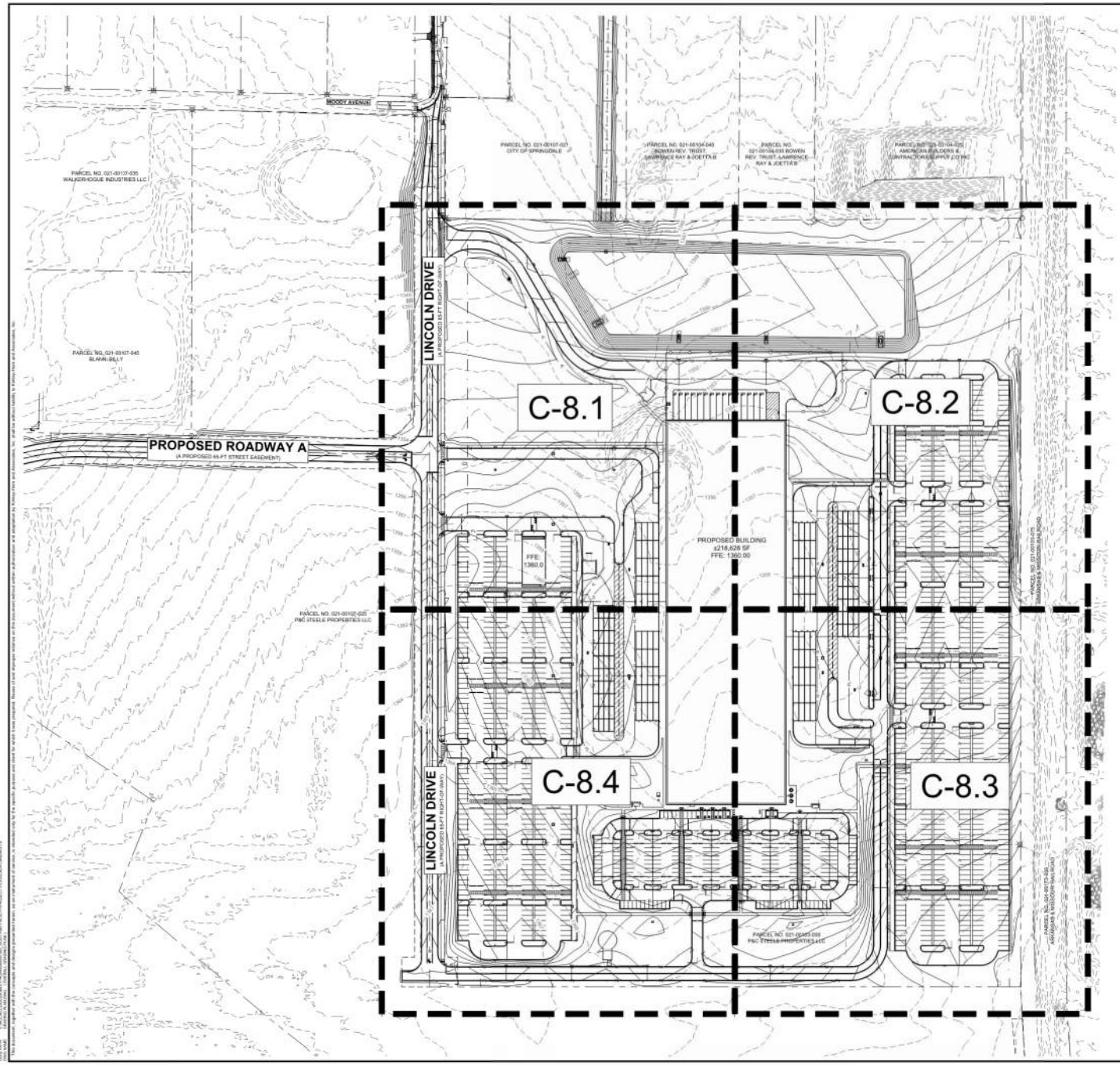
KHA PROJECT 068497002
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
DRAWN BY JAB
CHECKED BY MRS
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

PROPOSED DRAINAGE AREA TABLES

SHEET NUMBER C-7.4



N
W
E
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0 100' 200'
GRAPHIC SCALE 1"=100'

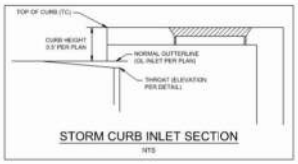
KEYMAP
NTS

LEGEND

	PROPERTY LINE	x1360.00	PROPOSED SPOT ELEVATION
1360	PROPOSED CONTOURS (1' INTERVAL)	ME	MATCH EXISTING
1360	EXISTING CONTOURS (1' INTERVAL)	TC	TOP OF CURB
	HIGH POINT	TG	TOP OF GRATE
	CHANNEL FLOWLINE	TP	TOP OF PAVEMENT
	PROPOSED STORM LINE	GL	GUTTER LINE
1.00% T	FLOW PATH	BR	BOTTOM OF SWALE
T	TRANSFORMER PAD	EW	END OF WALL
		TW	TOP OF WALL
FF: 1360.00	FINISHED FLOOR	BW	BOTTOM OF WALL
FL	FLOWLINE	TB	TOP OF BERM
		EX	EXISTING
		SW	SIDEWALK
		LS	LANDSCAPE

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT OR TOP OF GROUND UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER THE PLANS AND MAINTAIN STREETS FREE OF MUD, DIRT AND DEBRIS FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES. SEE EROSION CONTROL PLANS FOR SPECIFIC DETAILS AND REQUIREMENTS.
3. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE. FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY.
4. GRADES IN ALL SIDEWALK, ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS. NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS-SLOPE AND NOT TO EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
5. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.
6. MAXIMUM SLOPE IN TURF AREAS SHALL BE 3:1 UNLESS OTHERWISE NOTED.
7. ALL LANDSCAPE ISLANDS SHALL BE GRADED TO SLOPE 2% MINIMUM AND DRAIN OVER THE TOP OF CURB. NO PONDING SHALL OCCUR WITHIN THE ISLANDS.
8. SEE STORM CURB INLET SECTION GUTTERLINE FOR RELATIVENSHIP OF NORMAL GUTTERLINE (PER PLAN) TO THROAT ELEVATION (PER DETAIL).



STORM CURB INLET SECTION
NTS

811 Know what's below. Call before you dig.

CAUTION
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BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:698036 Y:682104.7 ELEV: 1357.85

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1346.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683389.3 ELEV:1347.12

NO.	REVISIONS	DATE	BY

Kimley»Horn
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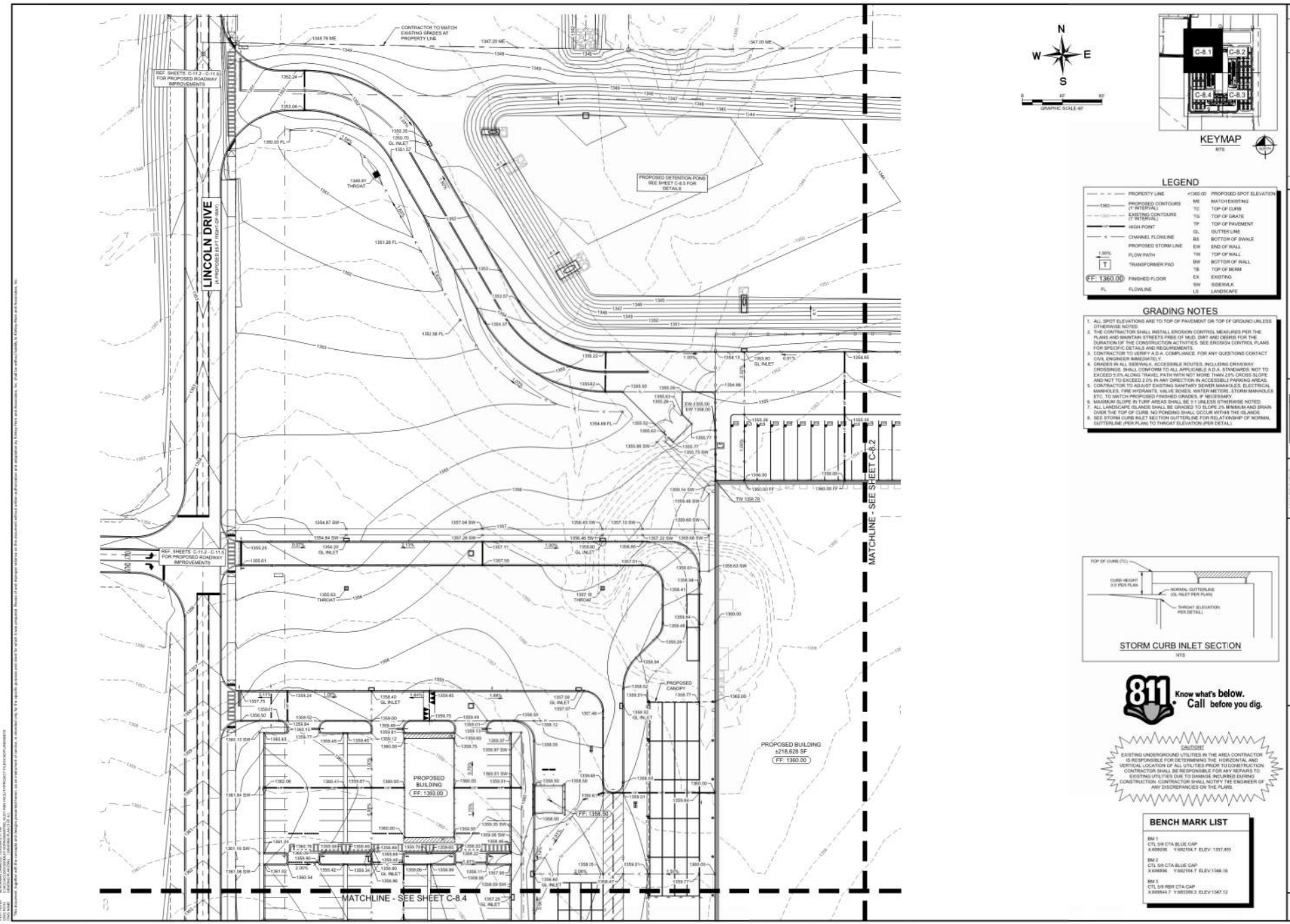
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OVERALL GRADING PLAN

SHEET NUMBER
C-8.0



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KHA PROJECT 068587002
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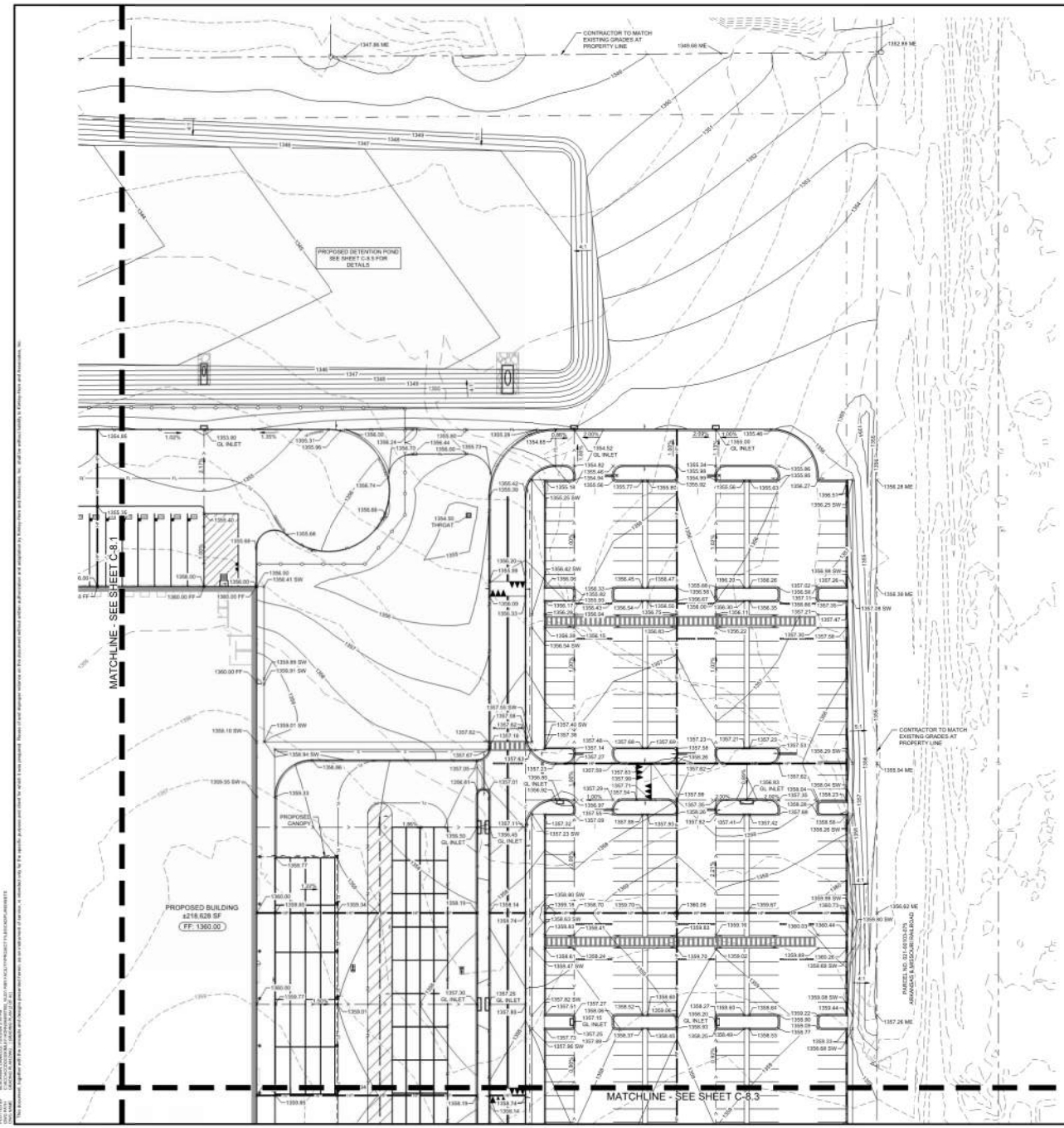
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

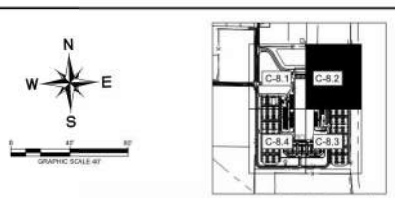
GRADING PLAN (1 OF 4)

SHEET NUMBER
C-8.1

No.	REVISIONS	DATE	BY

Return to Agenda





LEGEND

PROPERTY LINE	x1360.00	PROPOSED SPOT ELEVATION
PROPOSED CONTOURS (1' INTERVAL)	ME	MATCH EXISTING
EXISTING CONTOURS (1' INTERVAL)	TC	TOP OF CURB
HIGH POINT	TG	TOP OF GRATE
CHANNEL FLOWLINE	TP	TOP OF PAVEMENT
PROPOSED STORM LINE	GL	GUTTER LINE
1.00% FLOW PATH	BR	BOTTOM OF SWALE
T TRANSFORMER PAD	EW	END OF WALL
	TW	TOP OF WALL
	BW	BOTTOM OF WALL
	TB	TOP OF BERM
FF: 1360.00 FINISHED FLOOR	EX	EXISTING
FL FLOWLINE	SW	SIDEWALK
	LS	LANDSCAPE

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT OR TOP OF GROUND UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER THE PLANS AND MAINTAIN STREETS FREE OF MUD, DIRT AND DEBRIS FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES. SEE EROSION CONTROL PLANS FOR SPECIFIC DETAILS AND REQUIREMENTS.
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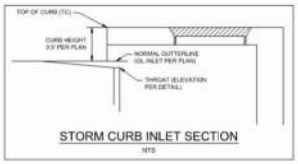
8. SEE STORM CURB INLET SECTION GUTTERLINE FOR RELATIONSHIP OF NORMAL GUTTERLINE (PER PLAN) TO THROAT ELEVATION (PER DETAIL).



STORM CURB INLET SECTION
NTS

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BM 1
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X:698036 Y:682104.7 ELEV:1357.85

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1346.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683399.3 ELEV:1347.12

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No.	REVISIONS	DATE	BY

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Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date: 3/27/2026

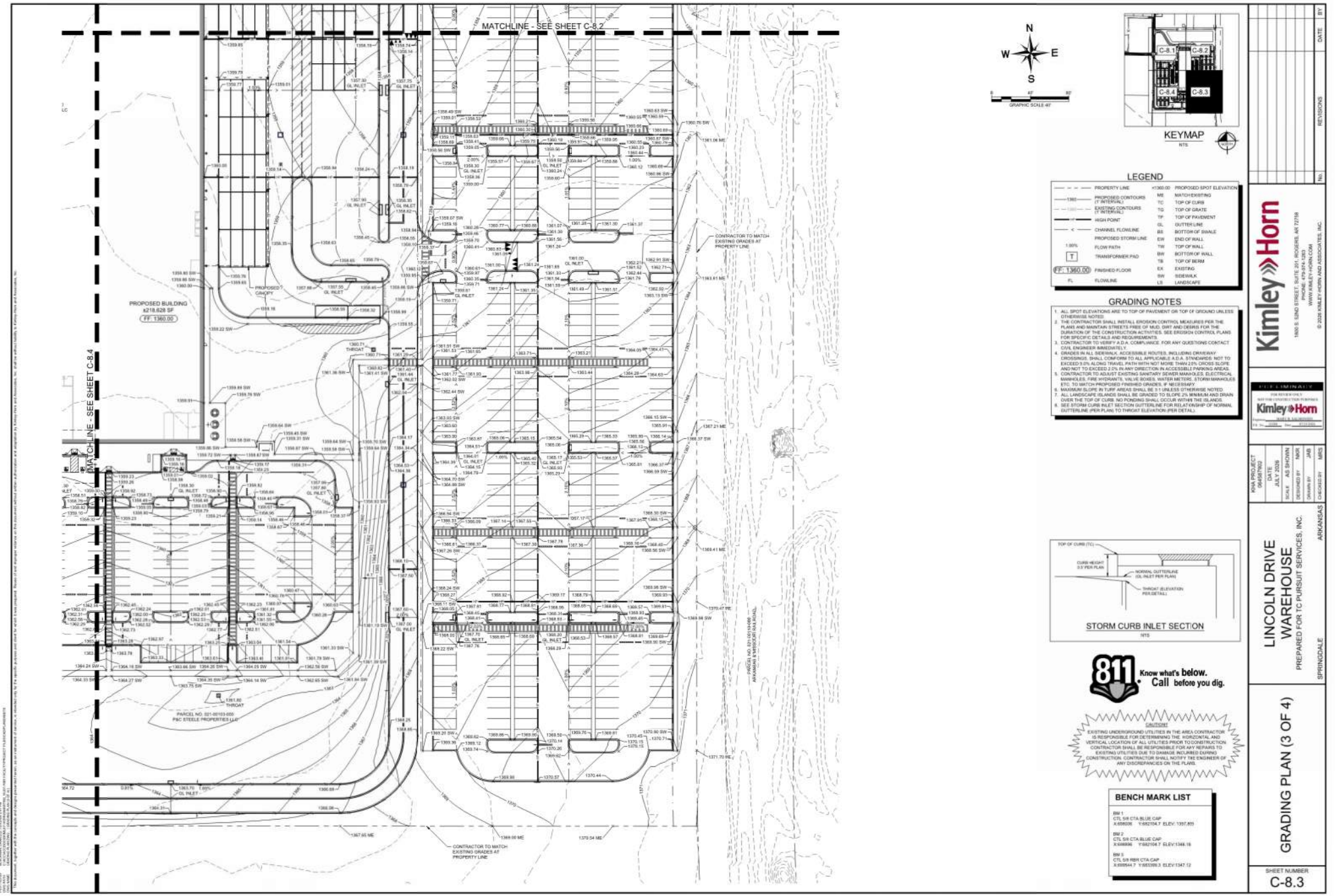
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

GRADING PLAN (2 OF 4)

SHEET NUMBER
C-8.2

Return to Agenda


MATCHLINE - SEE SHEET C-8.2
MATCHLINE - SEE SHEET C-8.4
PROPOSED BUILDING
±218,628 SF
FF: 1360.00
PROPOSED CANOPY
CONTRACTOR TO MATCH EXISTING GRADES AT PROPERTY LINE
PARCEL NO. 021-00103-000
P&C STEELE PROPERTIES LLP
N
W
E
S
KEYMAP
C-8.1
C-8.2
C-8.3
C-8.4
LEGEND
PROPERTY LINE
PROPOSED CONTOURS (1' INTERVAL)
EXISTING CONTOURS (1' INTERVAL)
HIGH POINT
CHANNEL FLOWLINE
PROPOSED STORM LINE
FLOW PATH
TRANSFORMER PAD
FF: 1360.00 FINISHED FLOOR
FL FLOWLINE
PROPOSED SPOT ELEVATION
MATCH EXISTING
TOP OF CURB
TOP OF GRATE
TOP OF PAVEMENT
GUTTER LINE
BOTTOM OF SWALE
END OF WALL
TOP OF WALL
BOTTOM OF WALL
TOP OF BERM
EXISTING
SIDEWALK
LANDSCAPE
GRADING NOTES
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8. SEE STORM CURB INLET SECTION GUTTERLINE FOR RELATIONSHIP OF NORMAL GUTTERLINE (PER PLAN) TO THROAT ELEVATION (PER DETAIL).
STORM CURB INLET SECTION
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BM 2
CTL 5/8 CTA BLUE CAP
X:699896 Y:662104.7 ELEV:1346.16
BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:663389.3 ELEV:1347.12
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WWW.KIMLEY-HORN.COM
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PRELIMINARY
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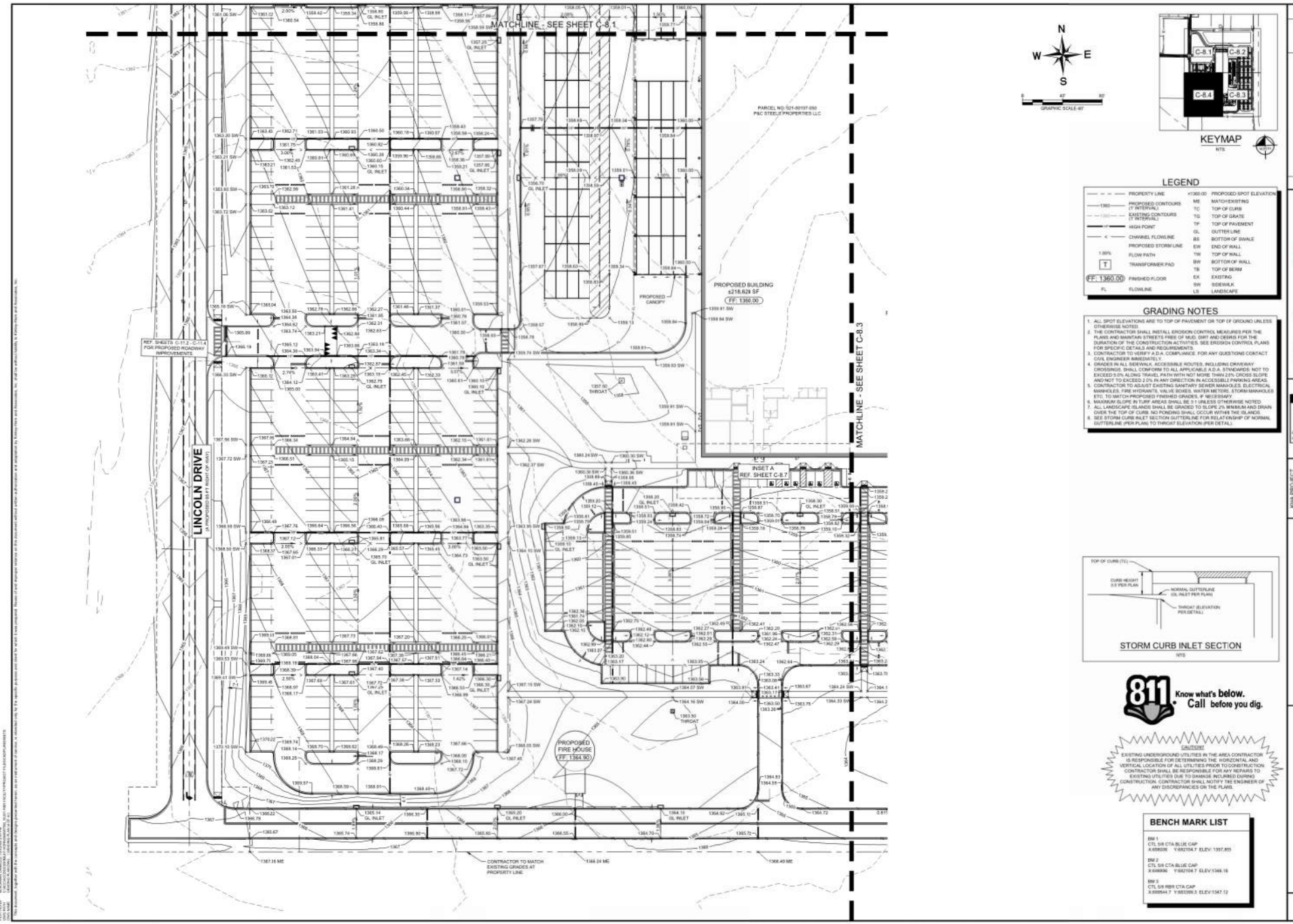
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
Drawn BY: JMB
CHECKED BY: MRS
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS
GRADING PLAN (3 OF 4)
SHEET NUMBER C-8.3



LEGEND

PROPERTY LINE		PROPOSED SPOT ELEVATION	
PROPOSED CONTOURS (1' INTERVAL)		MATCH EXISTING	ME
EXISTING CONTOURS (1' INTERVAL)		TOP OF CURB	TC
HIGH POINT		TOP OF GRATE	TG
CHANNEL FLOWLINE		TOP OF PAVEMENT	TP
PROPOSED STORM LINE		GUTTER LINE	GL
FLOW PATH		BOTTOM OF SWALE	BS
TRANSFORMER PAD		END OF WALL	EW
FINISHED FLOOR		TOP OF WALL	TW
FLOWLINE		BOTTOM OF WALL	BW
		TOP OF BERM	TB
		EXISTING	EX
		SIDEWALK	SW
		LANDSCAPE	LS

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STORM CURB INLET SECTION
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Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date: 3/27/2026

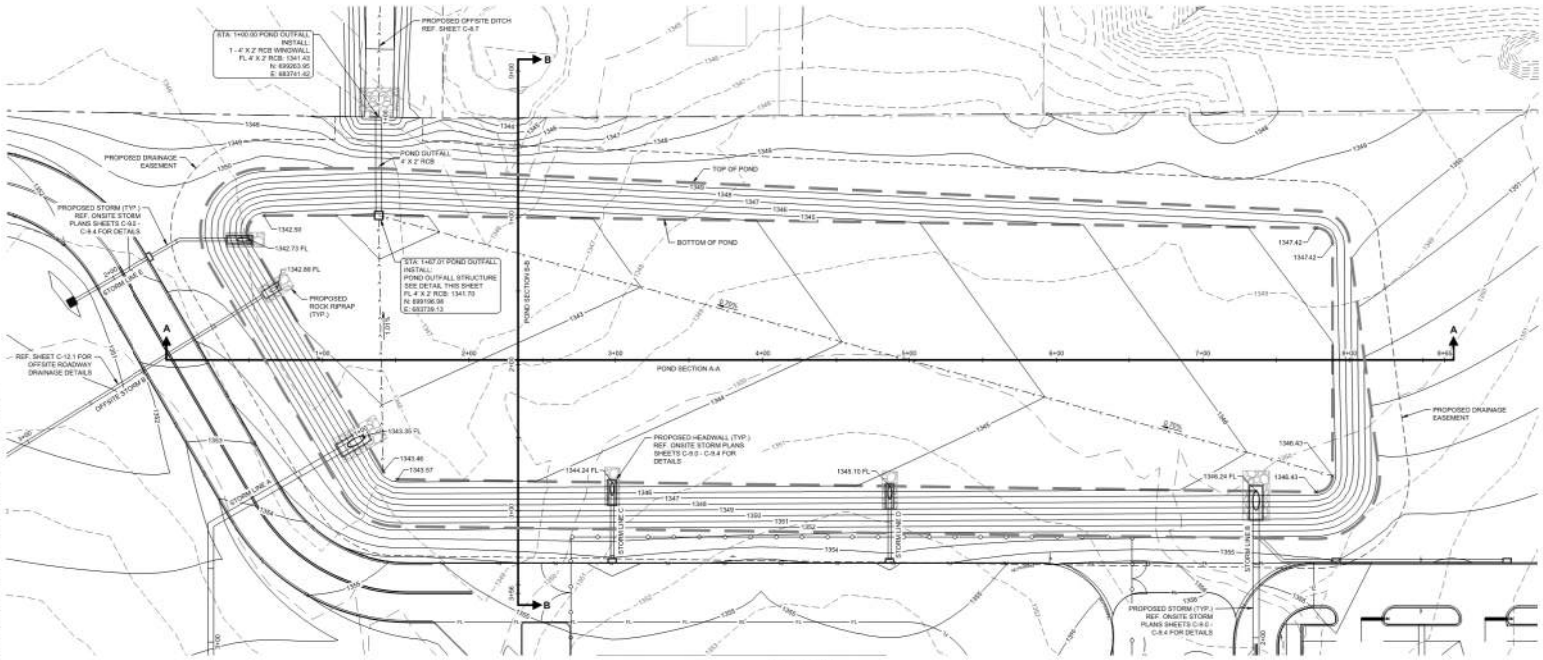
KHA PROJECT 094567002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JMB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

GRADING PLAN (4 OF 4)

SHEET NUMBER
C-8.4

Return to Agenda

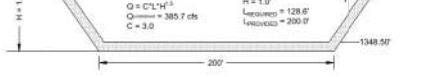


LEGEND

PROPERTY LINE	1360	PROPOSED CONTOURS (1' INTERVAL)	
EXISTING CONTOURS (1' INTERVAL)	HP	HIGH POINT	
CHANNEL FLOWLINE	PROPOSED STORM LINE		
1.00% T	FLOW PATH	TRANSFORMER PAD	
FF: 1360.00	FINISHED FLOOR	FL	FLOWLINE
EMERGENCY SPILLWAY			
1435.00	PROPOSED SPOT ELEVATION	ME	MATCH EXISTING
TC	TOP OF CURB	TG	TOP OF GRATE
TP	TOP OF PAVEMENT	GL	GUTTER LINE
BS	BOTTOM OF SWALE	EW	END OF WALL
TW	TOP OF WALL	BW	BOTTOM OF WALL
TB	TOP OF BERM	EX	EXISTING
SW	SIDEWALK		

EMERGENCY SPILLWAY DETAIL

N.T.S.

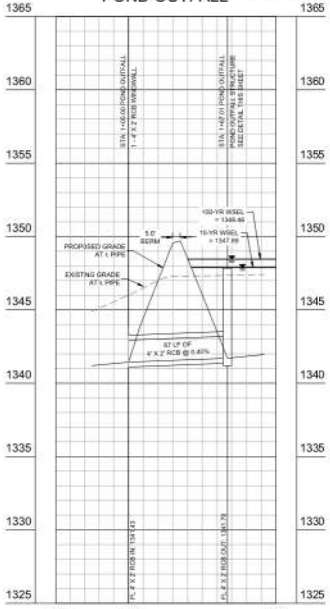


NOTE: IF THE PRIMARY SPILLWAY BECOMES OBSTRUCTED, EMERGENCY OVERFLOW WILL BEGIN AT ELEVATION 1348.50. USING THE WEIR EQUATION AND THE PARAMETERS LISTED ABOVE, AN EMERGENCY OVERFLOW LENGTH OF 200.0 FEET IS NECESSARY TO CONVEY THE UNDETAINED 100-YEAR PEAK FLOW.

EMERGENCY OVERFLOW		
Q	385.7	cfs
H	1.00	ft
C	3.0	
L REQUIRED	128.8	ft
L PROVIDED	200	ft

POND OUTFALL

PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



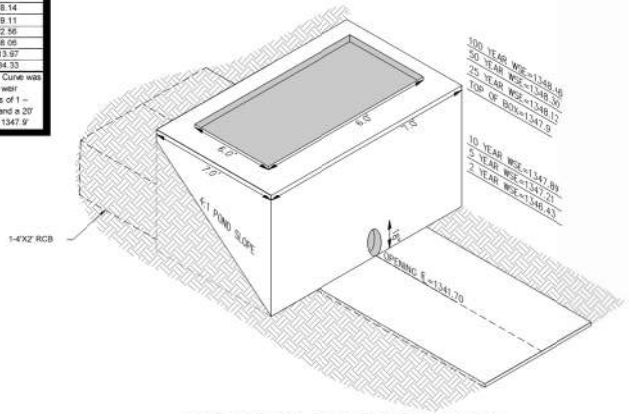
Pond 1 Elevation Area Table		
Elevation (ft)	Area (ac)	Volume (ac-ft)
1341.7	0.00	0.00
1342.0	0.03	0.00
1342.5	0.21	0.06
1343.0	0.52	0.25
1343.5	0.88	0.60
1344.0	1.26	1.13
1344.5	1.64	1.86
1345.0	1.99	2.77
1345.5	2.34	3.85
1346.0	2.67	5.10
1346.5	2.98	6.51
1347.0	3.21	8.06
1347.5	3.34	9.70
1348	3.43	11.39
1348.5	3.52	13.12
1349	3.60	14.90
1349.5	3.69	16.73

Pond 1 Discharge Rating Curve	
Elevation (ft)	Outfall Discharge (cfs)
1341.7	0.00
1342.0	1.64
1342.5	1.90
1343.0	8.31
1343.5	8.71
1344.0	10.59
1344.5	12.18
1345.0	13.58
1345.5	14.85
1346.0	16.02
1346.5	17.11
1347.0	18.14
1347.5	19.11
1348.0	22.56
1348.5	56.05
1349.0	113.97
1349.5	184.33

1. Pond 1 Discharge Rating Curve was completed using orifice and weir equations. Outfall 1 consists of 1 – 18" orifice @ invert 1341.7' and a 20' broad crested weir @ invert 1347.9'

Pond 1 Summary Table				
Storm Event	Inflow (cfs)	Outflow (cfs)	WSE (ft)	Storage (ac-ft)
2-YR	211	17	1346.4	6.09
5-YR	246	19	1347.2	8.37
10-YR	273	20	1347.9	10.19
25-YR	314	28	1348.1	11.77
50-YR	352	41	1348.3	12.44
100-YR	386	54	1348.5	12.98

1. Pond sizing was completed using Modified Rational Method
2. Pond 1 outfall consists of 1 – 18" orifice @ invert 1341.7' and a 20' broad crested weir @ invert 1347.9'



POND OUTFALL JUNCTION BOX DETAILS

NTS

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Kimley»Horn
Engineer: MARK R. MEDLOCK
Reg. No.: 31722 Date: 2/27/2026

KHA PROJECT 068497002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: MKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

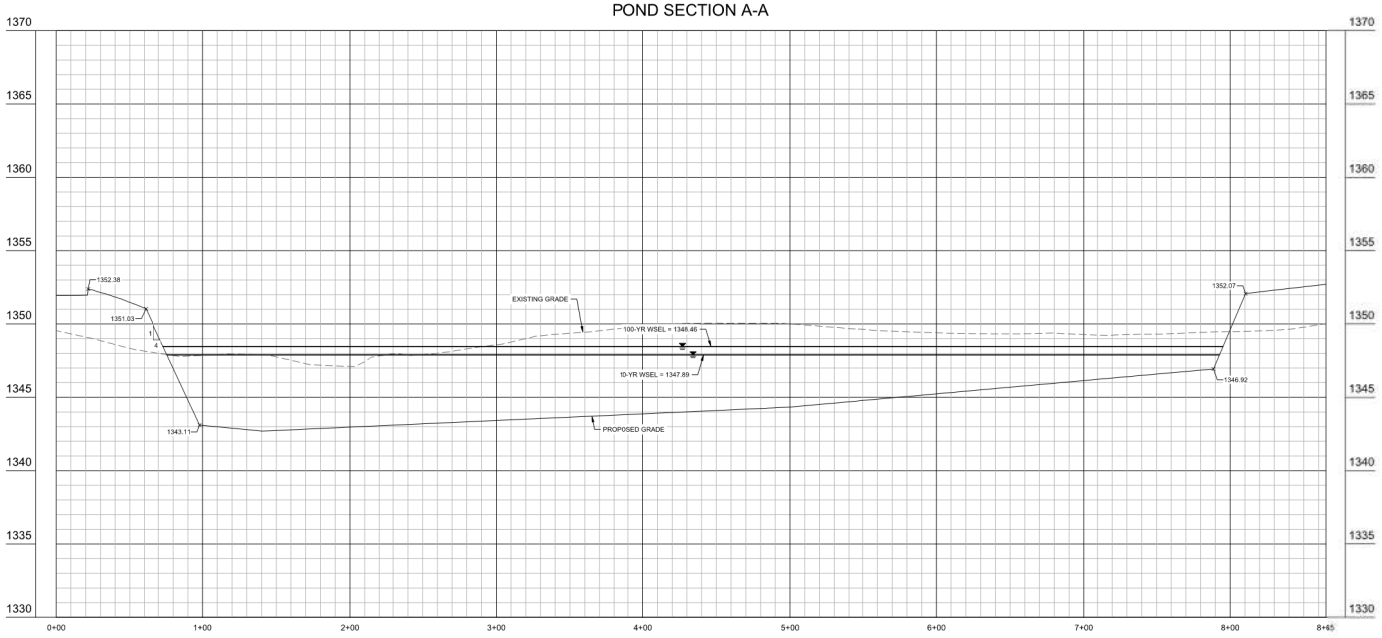
DETENTION POND PLAN

SHEET NUMBER
C-8.5

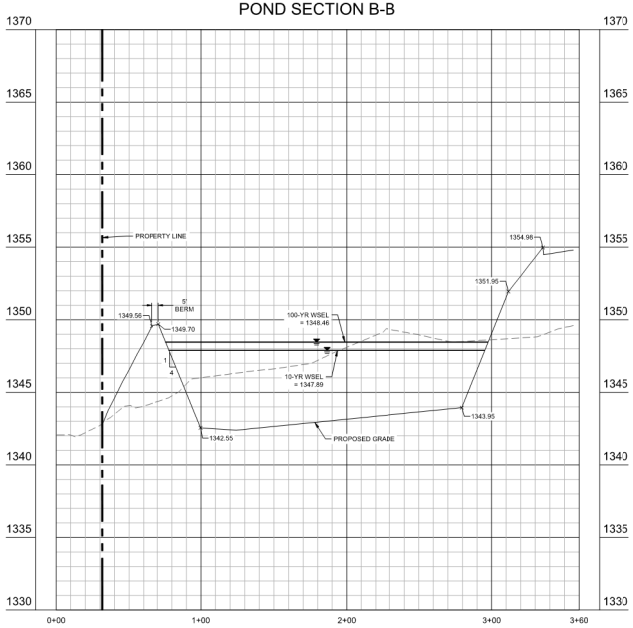
No.	REVISIONS	DATE	BY

Return to Agenda

POND SECTION A-A



POND SECTION B-B



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

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No. | REVISIONS | DATE | BY

KHA PROJECT
064587002
DATE
JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
DRAWN BY JHB
CHECKED BY MRS

LINCOLN DRIVE
WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

DETENTION POND
PROFILES

SHEET NUMBER
C-8.6

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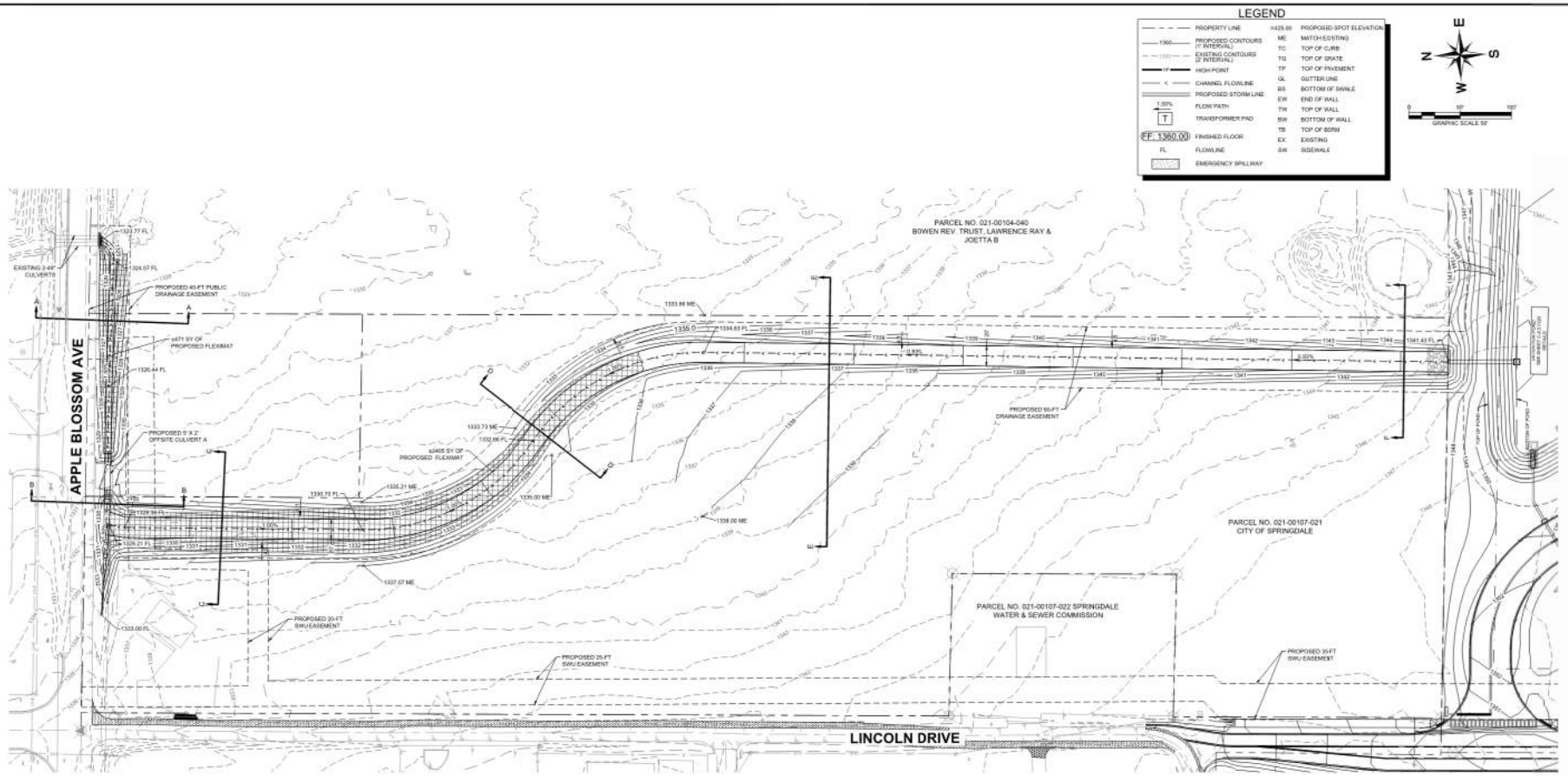

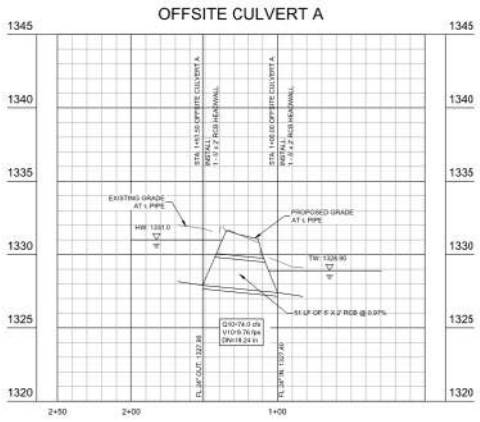

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PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OFFSITE DRAINAGE & DITCH GRADING PLAN

SHEET NUMBER C-8.7

ISSUED
CD: ...
DRAWN BY: ...
CHECKED BY: ...
DATE: ...
SHEET NO: ...
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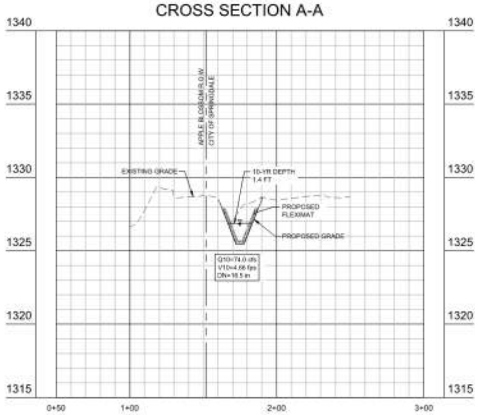
PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

CROSS SECTION A-A



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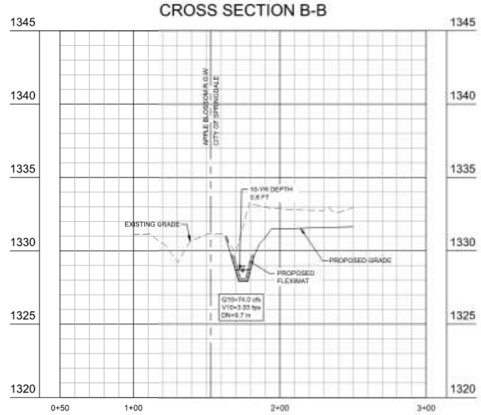
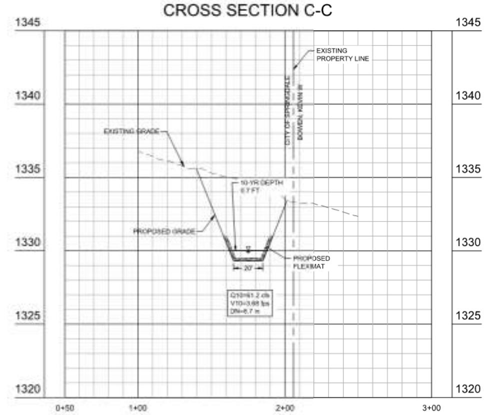
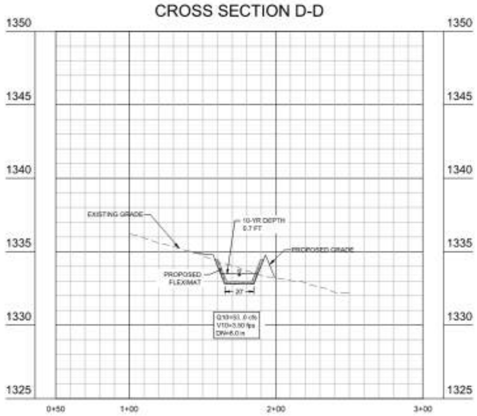


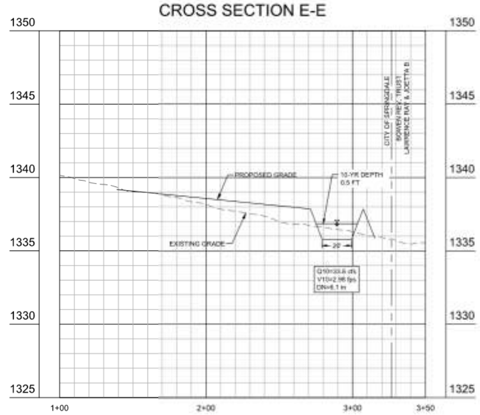
CROSS SECTION C-C



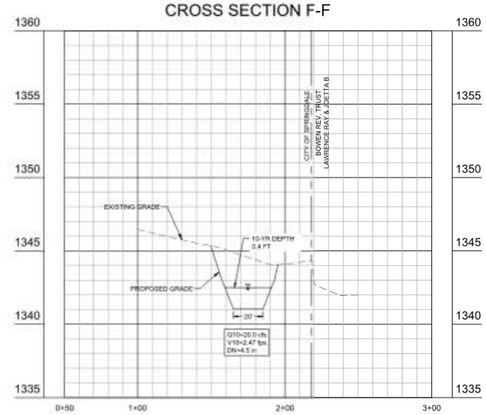
CROSS SECTION D-D



CROSS SECTION E-E



CROSS SECTION F-F



No.	REVISIONS	DATE	BY

Kimley»Horn
1920 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1263
WWW.KIMLEY-HORN.COM
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PRELIMINARY
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NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn

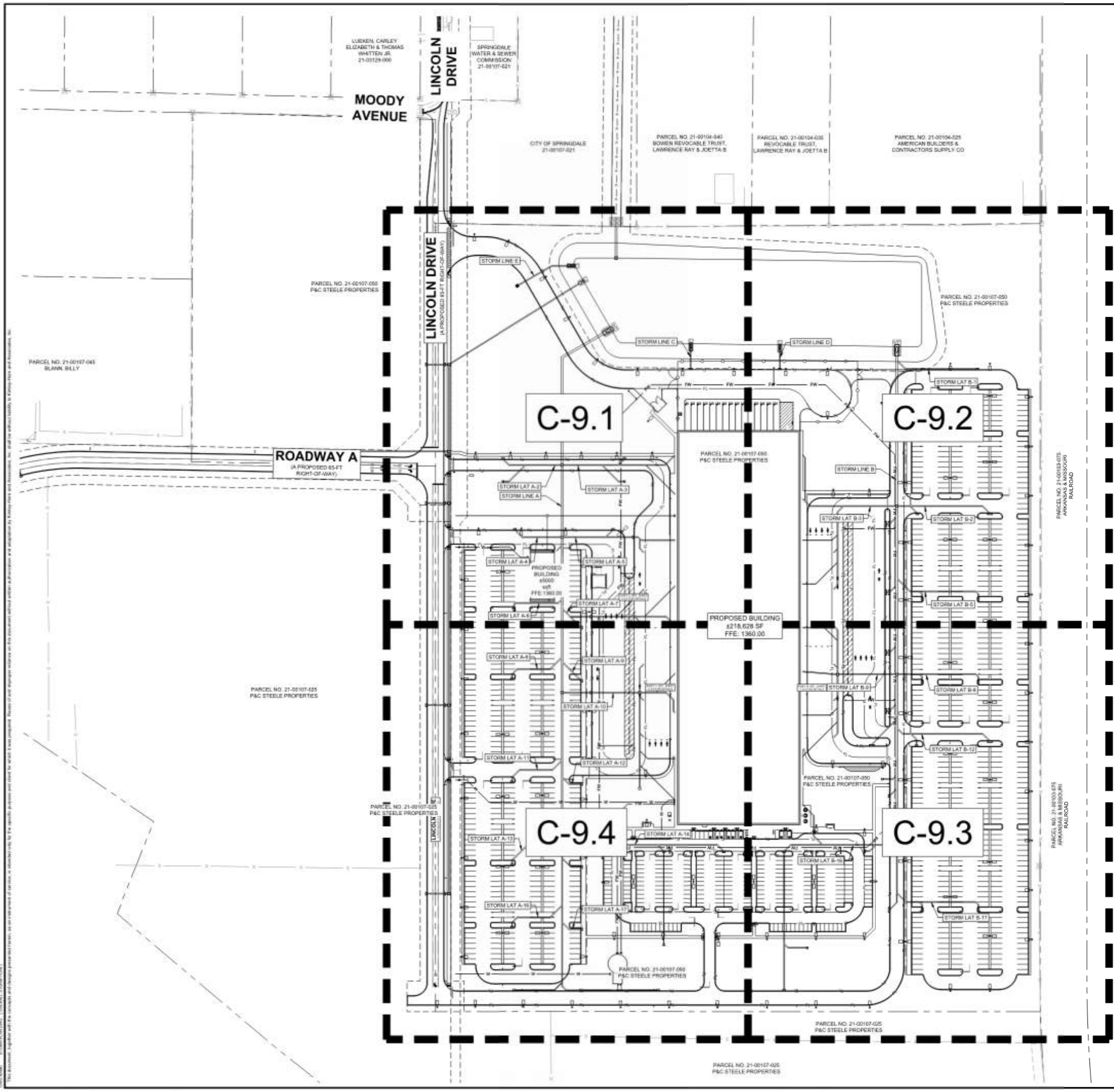
KHA PROJECT 064587902
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
DRAWN BY JAB
CHECKED BY MRS

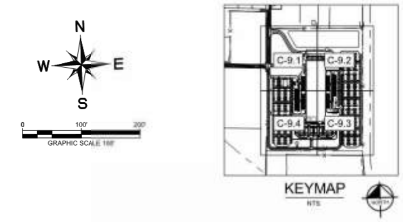
LINCOLN DRIVE WAREHOUSE

PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OFFSITE DITCH GRADING SECTIONS

SHEET NUMBER
C-8.8





LEGEND

	PROPERTY LINE
	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
UGE	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED UNDERGROUND COMMUNICATION LINE
	PROPOSED STORM
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM
	PROPOSED FIRE HYDRANT
	PROPOSED FDC
	PROP. SANITARY SEWER MANHOLE
	PROPOSED WATER METER
	PROPOSED WATER VALVE
	PROPOSED JUNCTION BOX OR WYE INLET
	PROPOSED CURB INLET
	PROPOSED GRATE INLET
	EXISTING FIRE HYDRANT
	EX. SANITARY SEWER MANHOLE
DSC	DOWNSPOUT CONNECTION

STORM NOTES

1. REFER TO SHEET C-1.1 FOR GENERAL NOTES.
2. REFER TO THE CITY OF SPRINGDALE STANDARD CONSTRUCTION DETAILS FOR STORM SEWER STRUCTURES AND EMBEDMENT.
3. CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN FIELD PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
4. USE 4' JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100'.
5. REFER TO MEP PLANS FOR STORM LINES WITHIN 5' AND UNDERNEATH BUILDING.
6. REF. TO MEP PLANS FOR CONTINUATION OF ALL ROOF DRAIN AND DOWNSPOUT CONNECTIONS.
7. REFERENCE PROFILES FOR STORM SEWER CROSSING WITH SANITARY SEWER AND WATER.
8. ALL CULVERT AND STORM SEWER PIPE SHALL CONFIRM TO THE APPLICABLE REQUIREMENTS OF THE AHTD STANDARD SPECIFICATIONS OR AS REQUIRED BY THE CITY.
9. ALL STORM SEWER PIPES LESS THAN OR EQUAL TO 24" CAN BE HDPE.
10. ALL STORM SEWER PIPES GREATER THAN 24" SHALL BE RCP CONFORMING TO ASTM C76.
11. ALL STORM SEWER PIPES SHALL BE WATERTIGHT.
12. ALL GRATE INLETS, JUNCTION BOXES, AND STORM SEWER MANHOLES LOCATED IN PAVED AREAS SHALL BE ABLE TO HANDLE A MINIMUM LOAD OF 75,000 LBS.
13. ALL GRATE INLETS, JUNCTION BOXES, AND STORM SEWER MANHOLES LOCATED IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, SHALL HAVE TRAFFIC BEARING RING AND COVERS. LID SHALL BE LABELED "STORM SEWER".

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CAUTION!!
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BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:656036 Y:652104.7 ELEV: 1357.855

BM 2
CTL 5/8 CTA BLUE CAP
X:656696 Y:652104.7 ELEV:1346.16

BM 3
CTL 5/8 RBR CTA CAP
X:656544.7 Y:653309.3 ELEV:1347.12

No. | REVISIONS | DATE | BY

Kimley»Horn
1600 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1263
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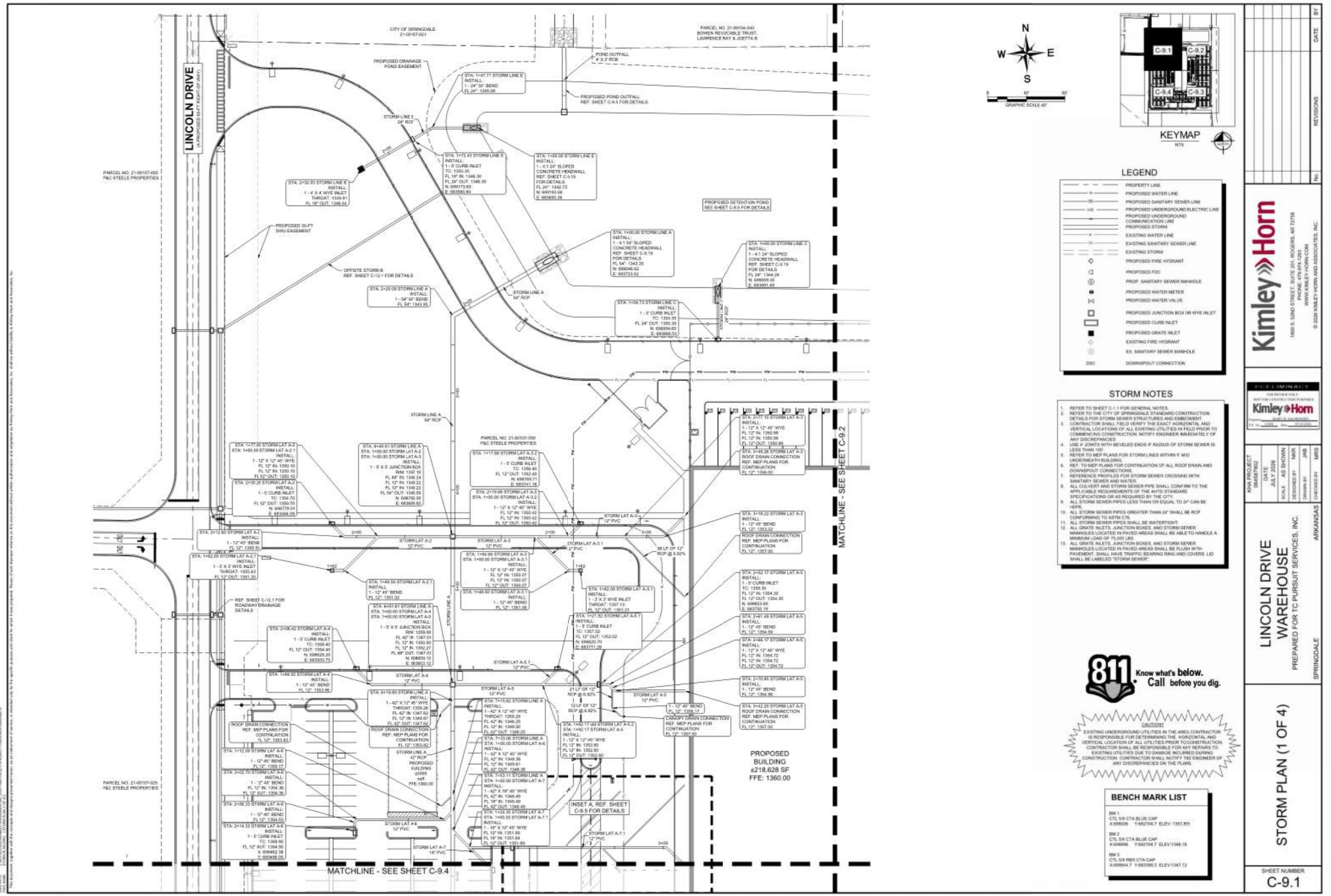
KHA PROJECT 064587902 | DATE JULY 2026 | SCALE AS SHOWN | DESIGNED BY NKR | DRAWN BY JAB | CHECKED BY MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OVERALL STORM PLAN

SHEET NUMBER
C-9.0


LINCOLN DRIVE
MATCHLINE - SEE SHEET C-9.4
MATCHLINE - SEE SHEET C-9.2
PROPOSED BUILDING ±218,628 SF FFE: 1360.00
INSET A, REF. SHEET C-9.5 FOR DETAILS
KEYMAP
LEGEND
STORM NOTES
BENCH MARK LIST
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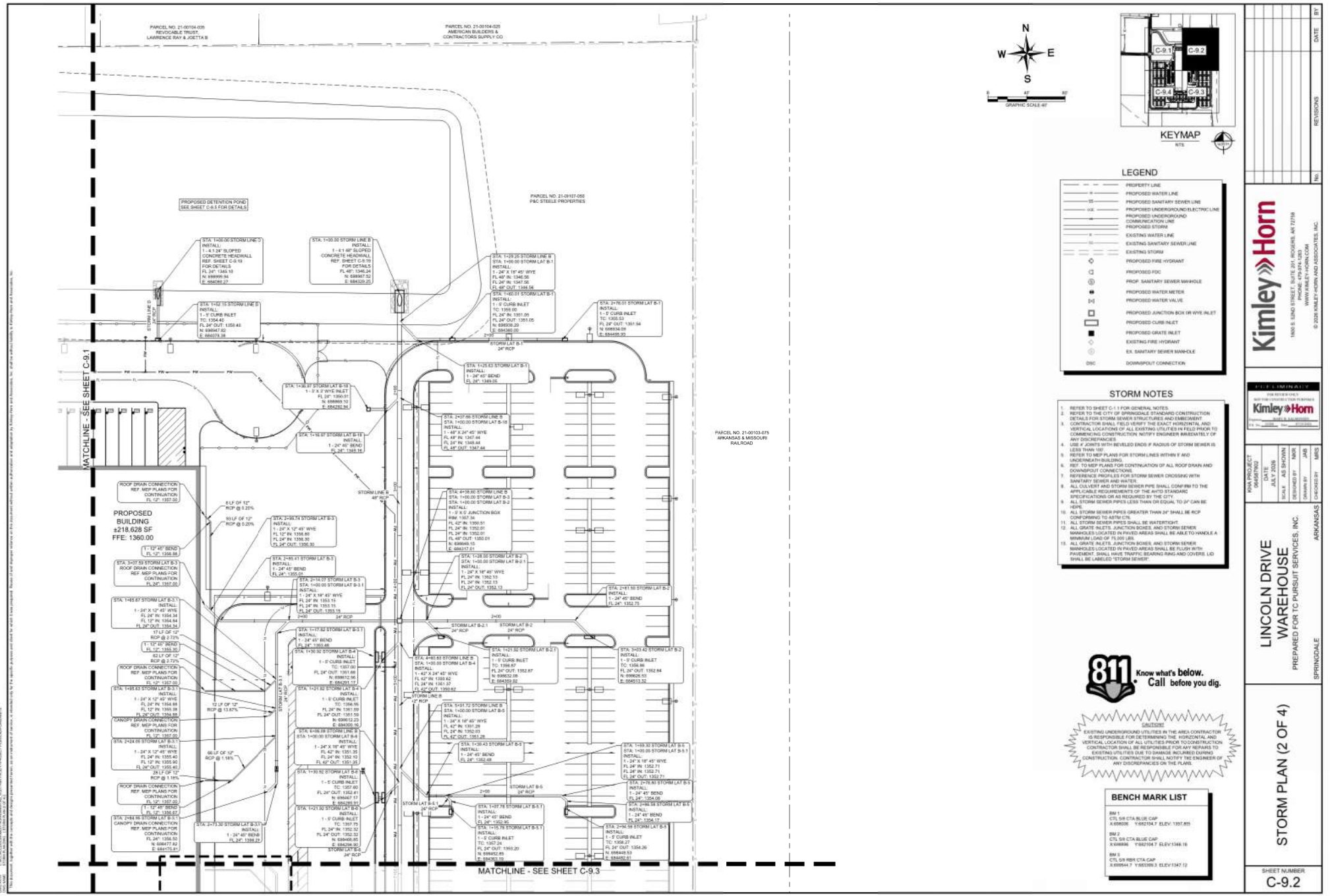
Kimley»Horn
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS
STORM PLAN (1 OF 4)
SHEET NUMBER C-9.1


PARCEL NO. 21-00104-035
REVOCABLE TRUST,
LAWRENCE RAY & JOETTA B
PARCEL NO. 21-00104-025
AMERICAN BUILDERS &
CONTRACTORS SUPPLY CO
PARCEL NO. 21-00107-050
P&C STEELE PROPERTIES
PARCEL NO. 21-00103-075
ARKANSAS & MISSOURI
RAILROAD
PROPOSED DETENTION POND
SEE SHEET C-9.5 FOR DETAILS
MATCHLINE - SEE SHEET C-9.1
MATCHLINE - SEE SHEET C-9.3
PROPOSED
BUILDING
±218,628 SF
FFE: 1360.00
N
W
E
S
GRAPHIC SCALE: 40'
C-9.1
C-9.2
C-9.3
C-9.4
KEYMAP
NTS
LEGEND
PROPERTY LINE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED UNDERGROUND ELECTRIC LINE
PROPOSED UNDERGROUND COMMUNICATION LINE
PROPOSED STORM
EXISTING WATER LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM
PROPOSED FIRE HYDRANT
PROPOSED FDC
PROP. SANITARY SEWER MANHOLE
PROPOSED WATER METER
PROPOSED WATER VALVE
PROPOSED JUNCTION BOX OR WYE INLET
PROPOSED CURB INLET
PROPOSED GRATE INLET
EXISTING FIRE HYDRANT
EX. SANITARY SEWER MANHOLE
DSC DOWNSPOUT CONNECTION
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BENCH MARK LIST
BM 1
CTL 5/8 CTA BLUE CAP
X:699036 Y:682104.7 ELEV:1357.85
BM 2
CTL 5/8 CTA BLUE CAP
X:699896 Y:682104.7 ELEV:1346.16
BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683399.3 ELEV:1347.12
Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1283
WWW.KIMLEY-HORN.COM
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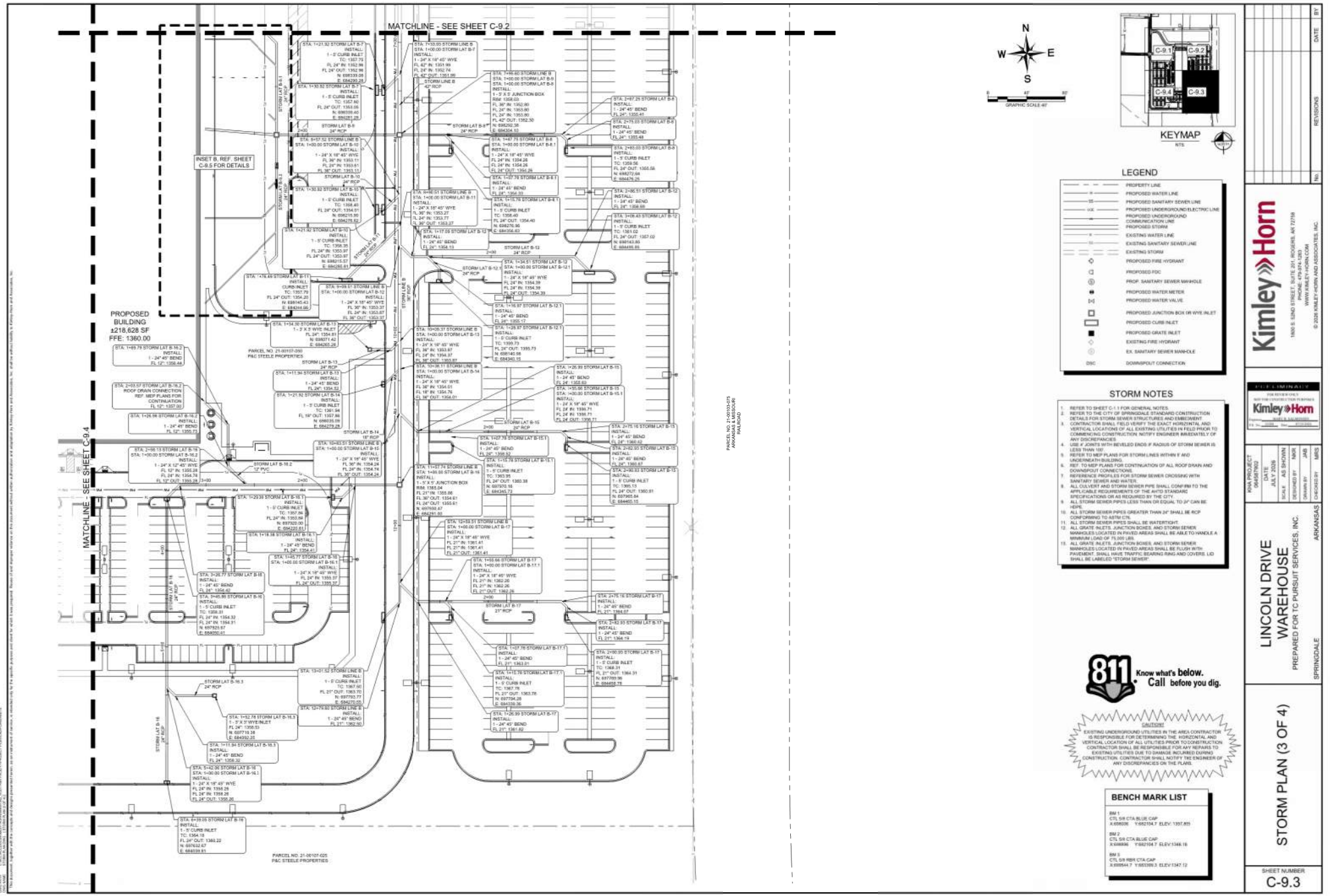
REVISIONS
NO. DATE BY
KHA PROJECT 068497002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JHB
CHECKED BY: MRS
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS
STORM PLAN (2 OF 4)
SHEET NUMBER
C-9.2


MATCHLINE - SEE SHEET C-9.2
MATCHLINE - SEE SHEET C-9.4
INSET B, REF. SHEET C-8.5 FOR DETAILS
PROPOSED BUILDING ±218,628 SF FFE: 1360.00
PARCEL NO. 21-00107-025 P&C STEELE PROPERTIES
PARCEL NO. 21-00103-075 ARKANSAS WESTERN RAILROAD
N
W
E
S
KEYMAP
C-9.1
C-9.2
C-9.4
C-9.3
LEGEND
PROPERTY LINE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED UNDERGROUND ELECTRIC LINE
PROPOSED UNDERGROUND COMMUNICATION LINE
PROPOSED STORM
EXISTING WATER LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM
PROPOSED FIRE HYDRANT
PROPOSED FDC
PROP. SANITARY SEWER MANHOLE
PROPOSED WATER METER
PROPOSED WATER VALVE
PROPOSED JUNCTION BOX OR WYE INLET
PROPOSED CURB INLET
PROPOSED GRATE INLET
EXISTING FIRE HYDRANT
EX. SANITARY SEWER MANHOLE
DSC DOWNSPOUT CONNECTION
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4. USE V JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100'.
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BENCH MARK LIST
BM 1
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X:699036 Y:682104.7 ELEV:1357.85
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X:699896 Y:682104.7 ELEV:1346.16
BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683399.3 ELEV:1347.12
Kimley»Horn
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PHONE: 479-974-1263
WWW.KIMLEY-HORN.COM
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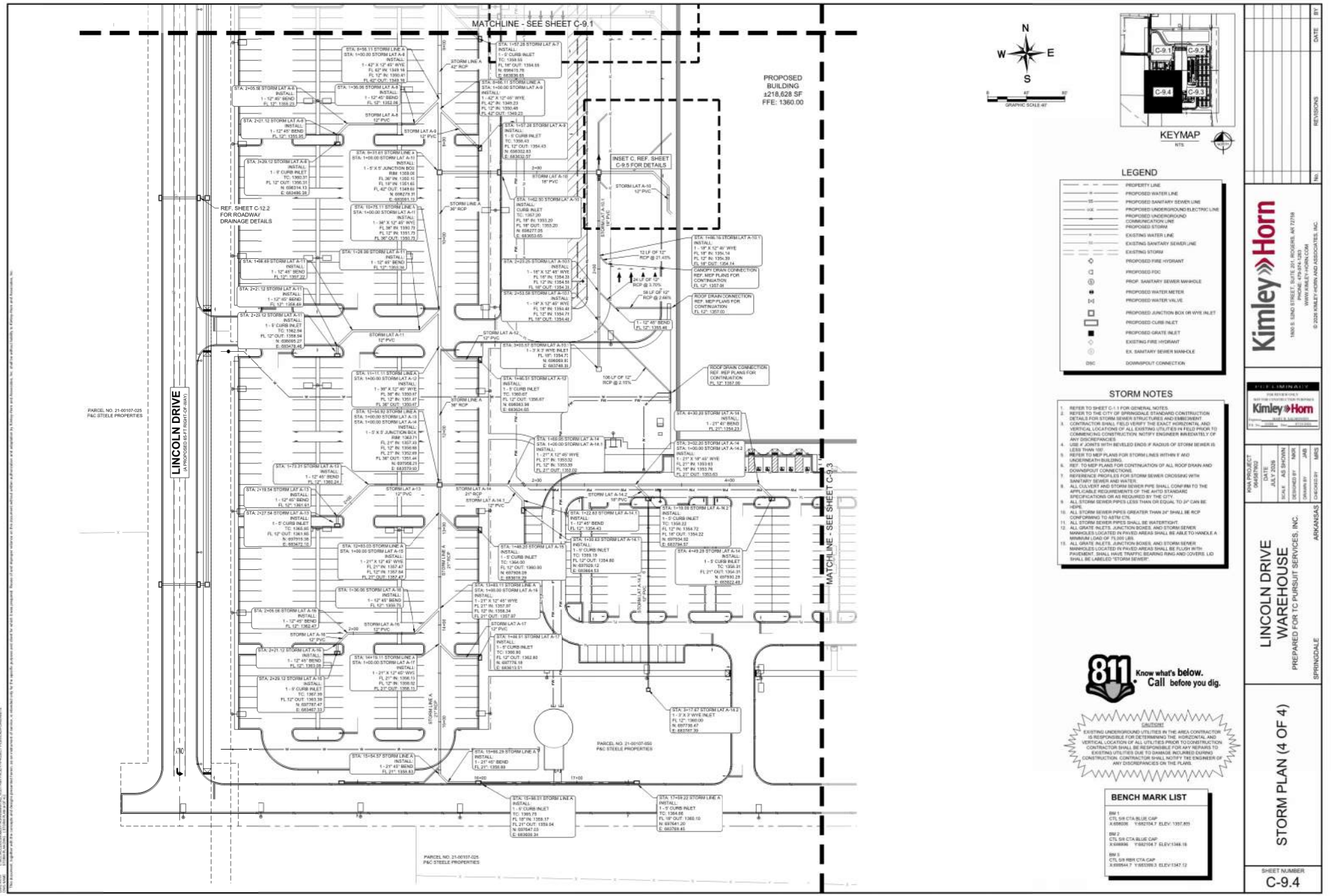
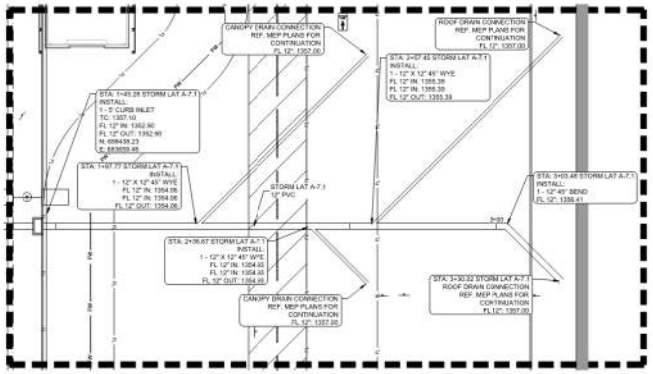
REVISIONS
NO. DATE BY
PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
Date
KHA PROJECT 064567002
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY NMR
DRAWN BY JMB
CHECKED BY MRS
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS
STORM PLAN (3 OF 4)
SHEET NUMBER C-9.3

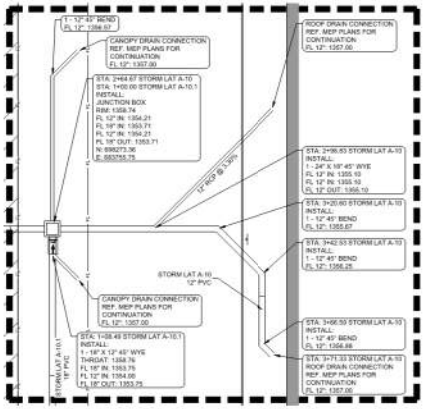


Return to Agenda



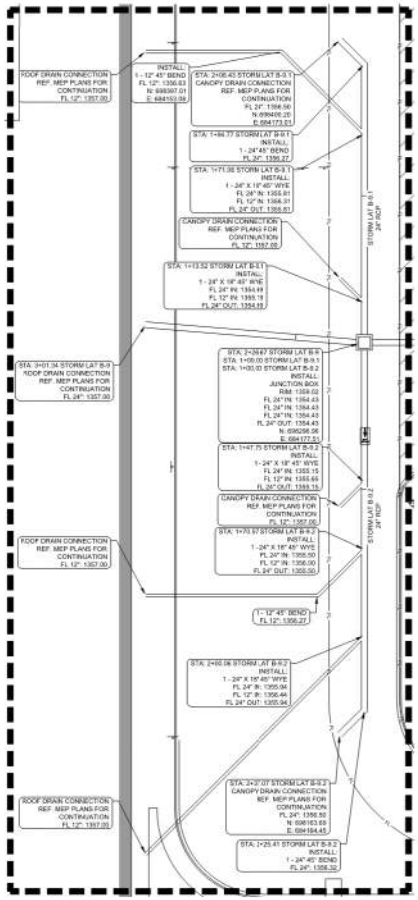
INSET A

SCALE: 1" = 20'



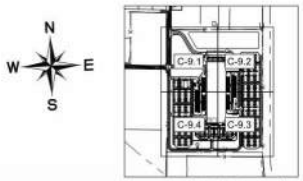
INSET C

SCALE: 1" = 20'



INSET B

SCALE: 1" = 20'



KEYMAP

NTS

LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND COMMUNICATION LINE
- PROPOSED STORM
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROP. SANITARY SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED JUNCTION BOX OR WYE INLET
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- EXISTING FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- DSC DOWNSPOUT CONNECTION

STORM NOTES

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CTL 5/8 CTA BLUE CAP
X:699036 Y:682104.7 ELEV: 1357.85

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1346.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683389.3 ELEV:1347.12

No.	REVISIONS	DATE	BY

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Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date: 4/17/2026

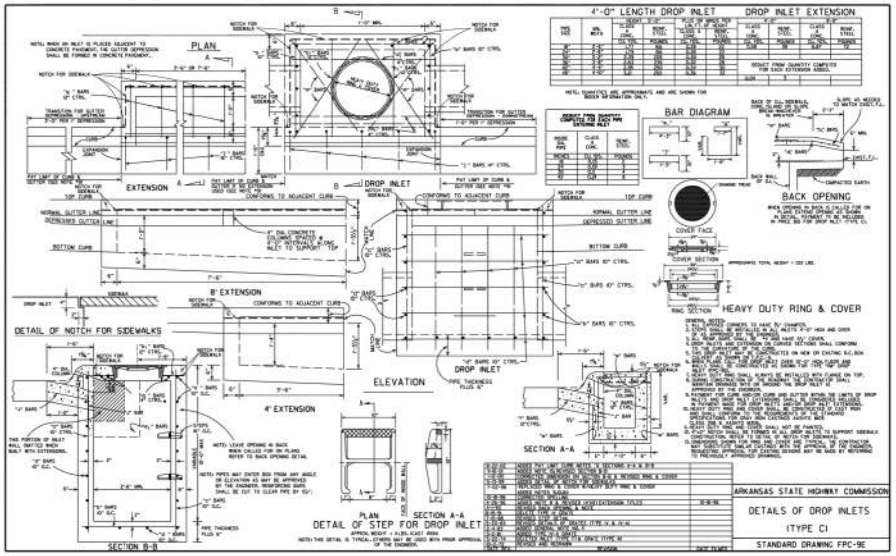
KHA PROJECT: 068497002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
Drawn By: JHB
CHECKED BY: MRS

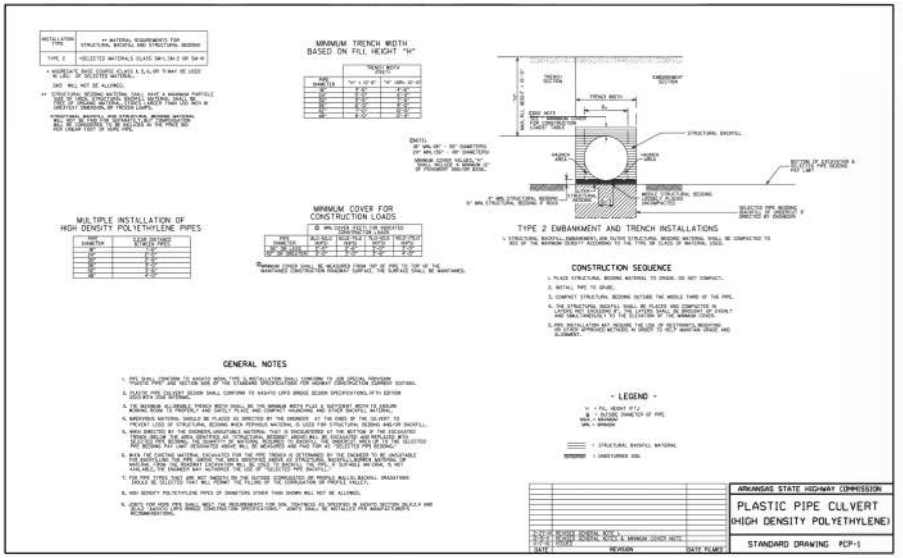
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

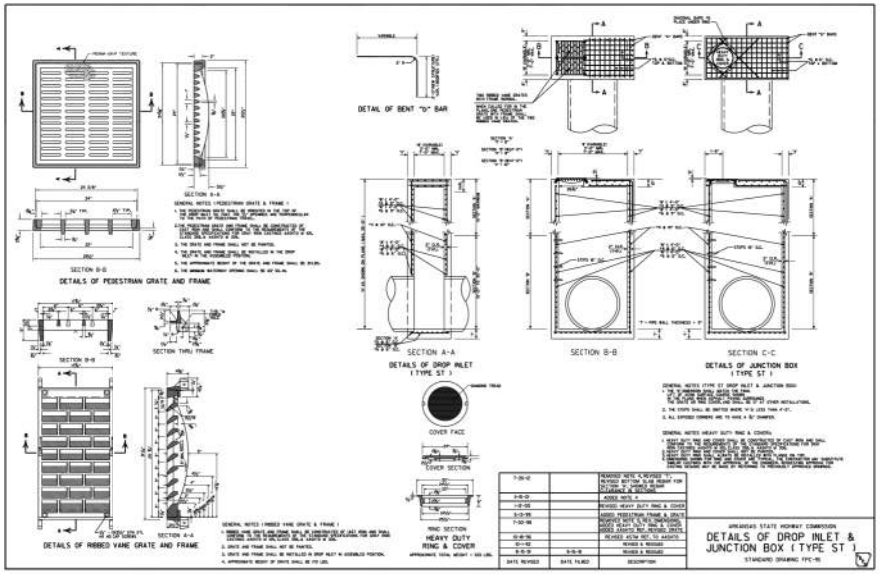
ROOF DRAIN PLAN

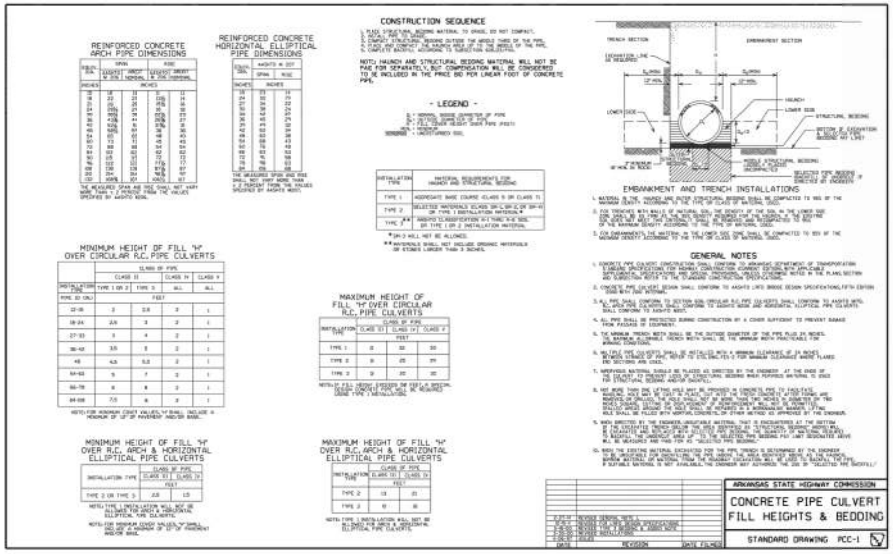
SHEET NUMBER
C-9.5

Return to Agenda









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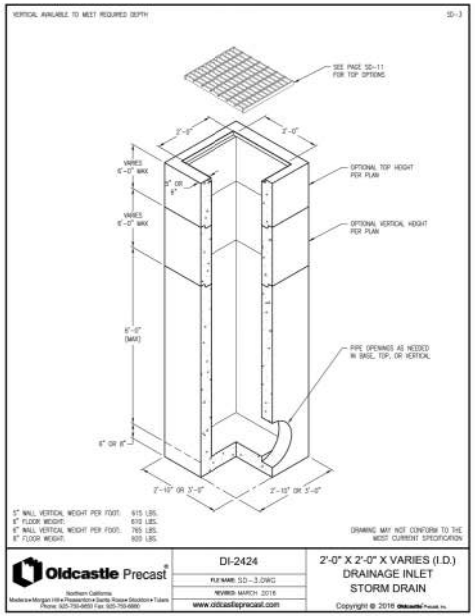
No.	REVISIONS	DATE	BY

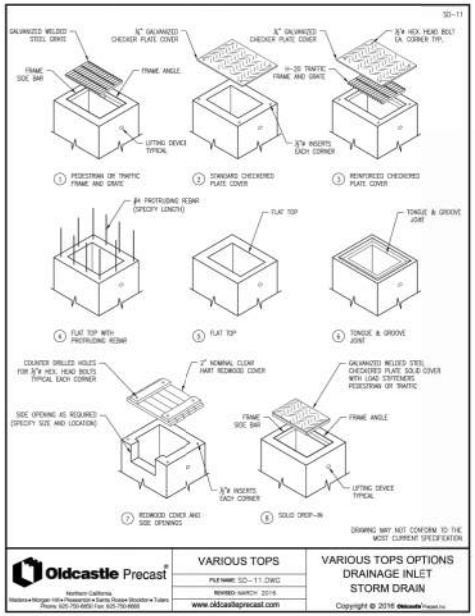
KHA PROJECT 064567002
DATE: JUNE 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JMB
CHECKED BY: MRS
06/XX/2026

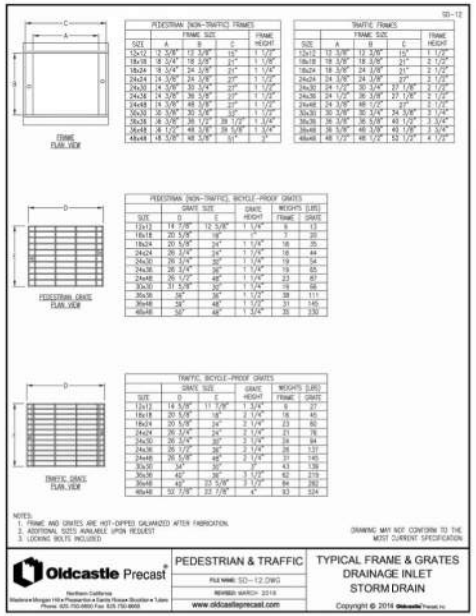
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TRAMMELL CROW COMPANY
SPRINGDALE ARKANSAS

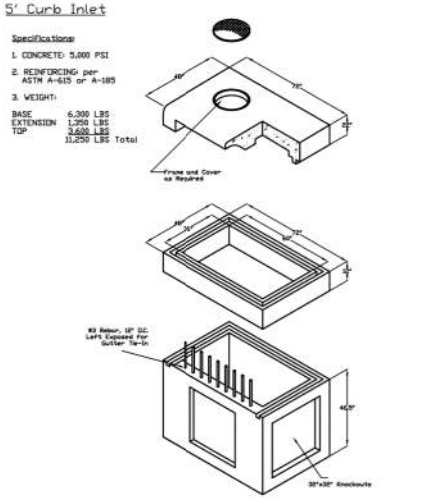
STORM DETAILS (1 OF 4)

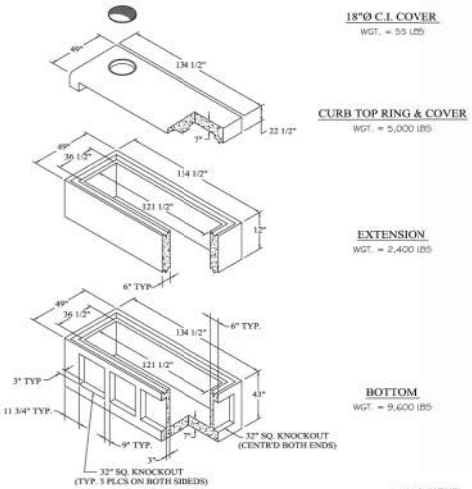
SHEET NUMBER
C-9.17

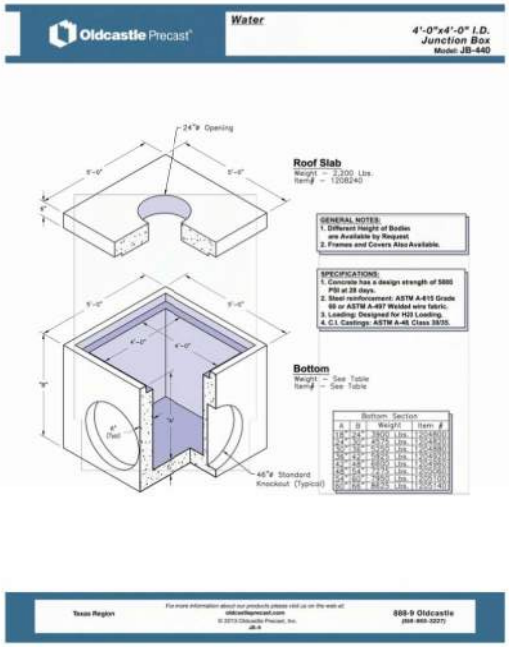








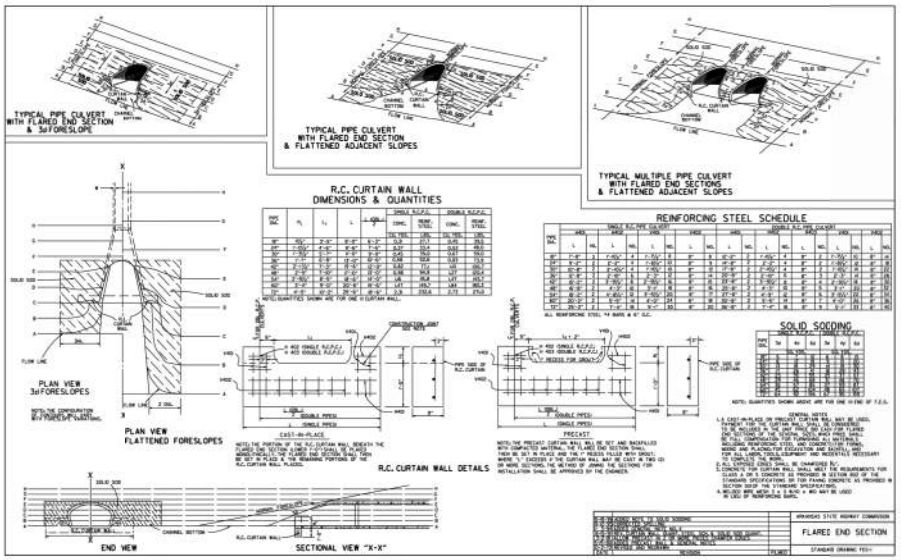


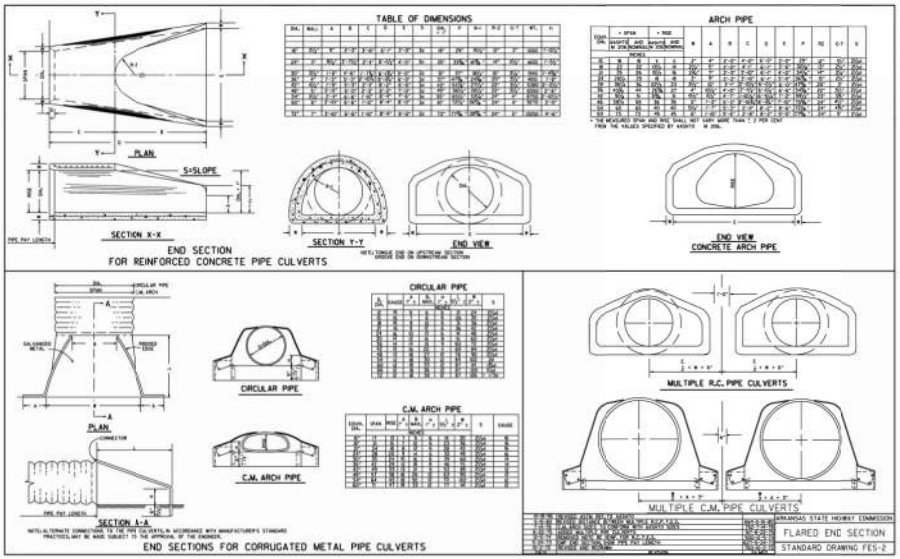


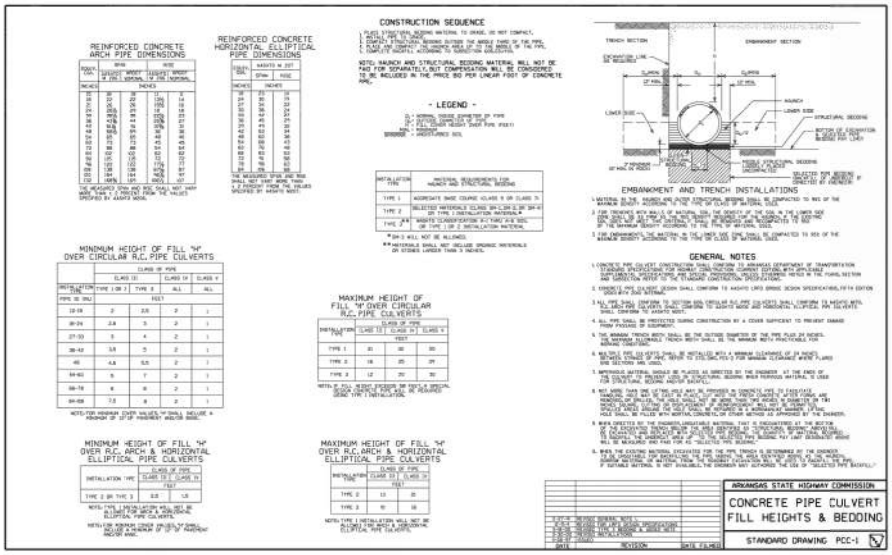
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TRAMMELL CROW COMPANY
SPRINGDALE ARKANSAS

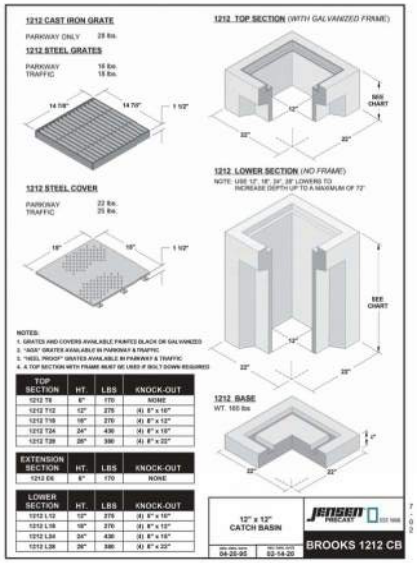
STORM DETAILS (2 OF 4)

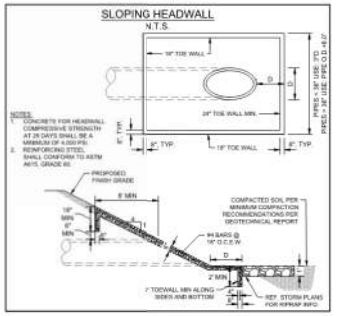
SHEET NUMBER C-9.18











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No.	REVISIONS	DATE	BY

KHA PROJECT 064567002
DATE: JUNE 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS
06/XX/2026

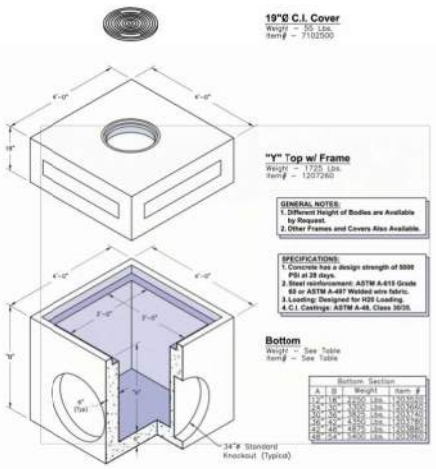
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TRAMMELL CROW COMPANY
SPRINGDALE ARKANSAS

STORM DETAILS (3 OF 4)

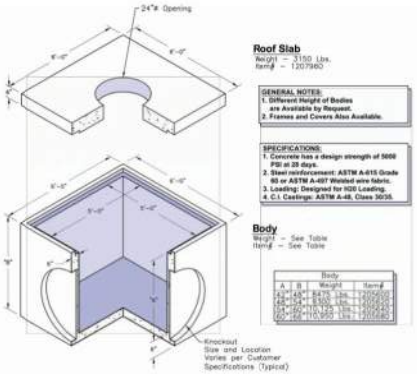
SHEET NUMBER C-9.19

Return to Agenda

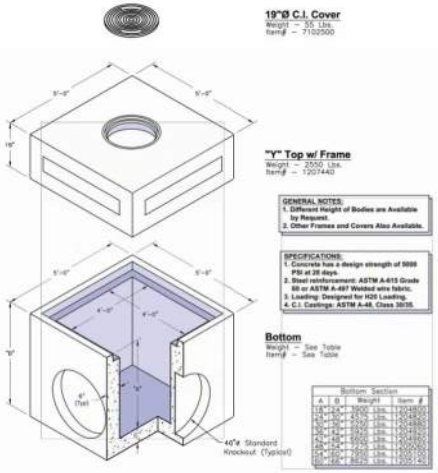
Oldcastle Precast | Water | 3'-0"x3'-0" I.D. "Y" Inlet | Model: IN-330-Y



Oldcastle Precast | Water | 5'-0"x5'-0" I.D. Junction Box | Model: JB-550



Oldcastle Precast | Water | 4'-0"x4'-0" I.D. "Y" Inlet | Model: IN-440-Y



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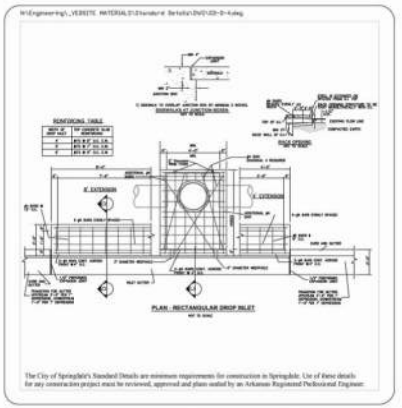

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION D DROP INLET DETAILS
DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF
FILE NO. SD-D-4
SPRINGDALE WHERE IMAGINING IT HAPPENS

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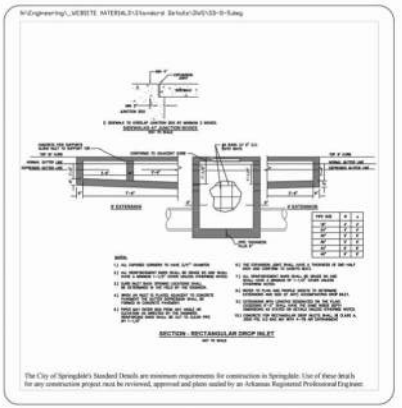

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION D DROP INLET DETAILS
DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF
FILE NO. SD-D-5
SPRINGDALE WHERE IMAGINING IT HAPPENS

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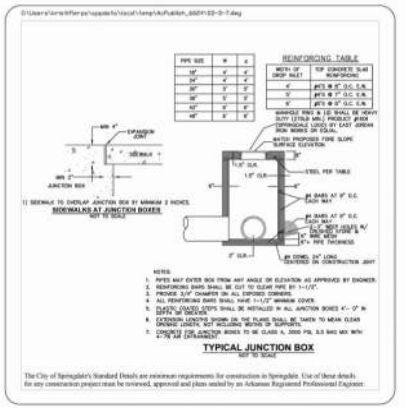

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION D DROP INLET DETAILS
DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF
FILE NO. SD-D-7
SPRINGDALE WHERE IMAGINING IT HAPPENS

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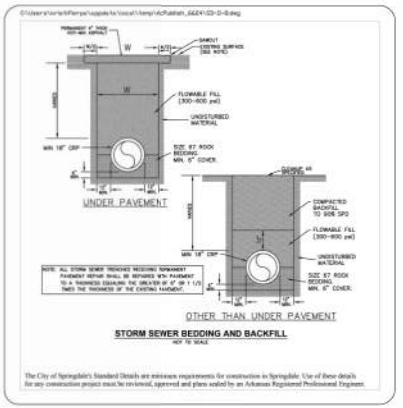

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION D DROP INLET DETAILS
DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF
FILE NO. SD-D-8
SPRINGDALE WHERE IMAGINING IT HAPPENS

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No.	REVISIONS	DATE	BY

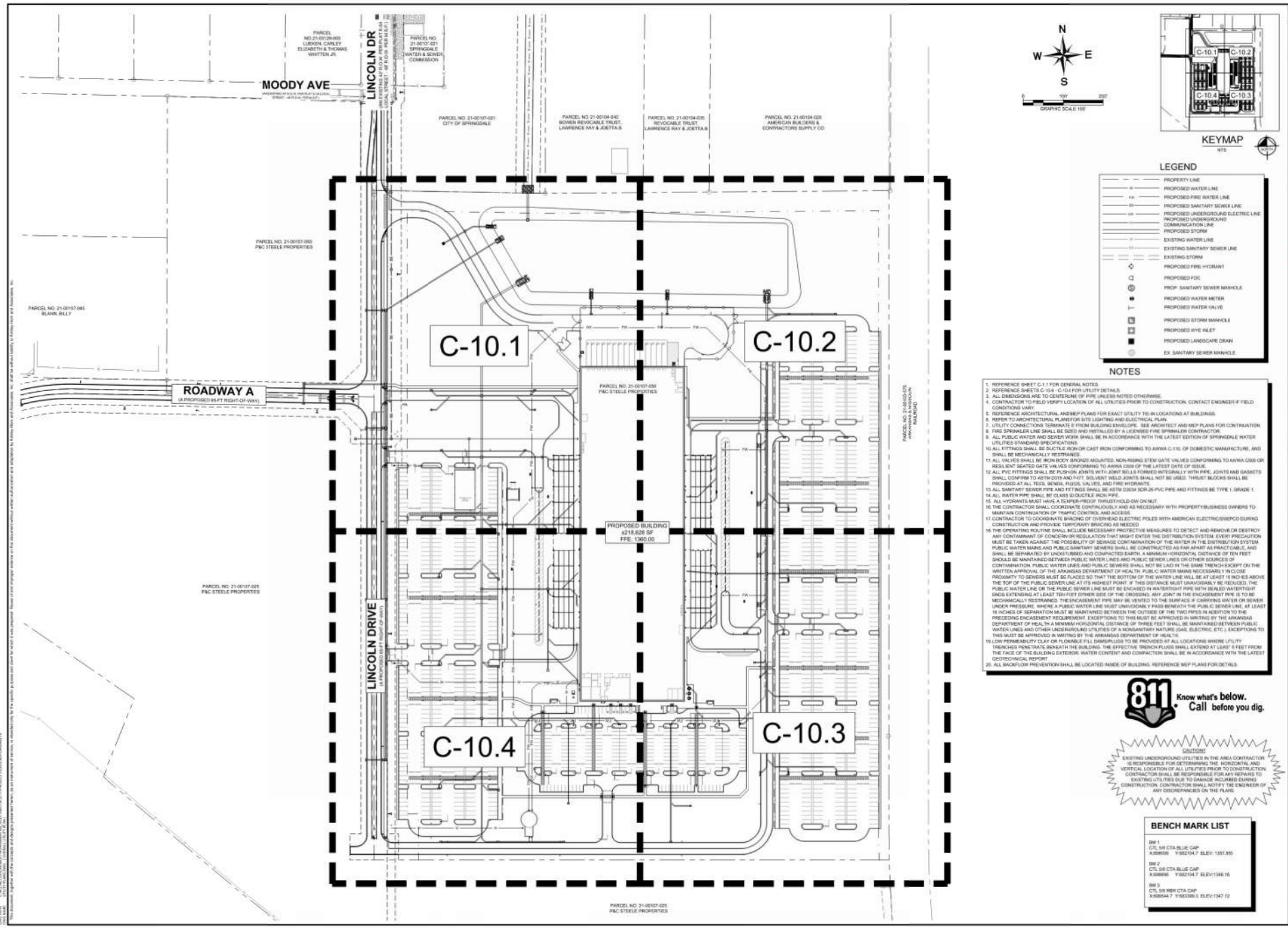
KHA PROJECT 068587002
DATE: JUNE 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JMB
CHECKED BY: MRS
06/XX/2026

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TRAMMELL CROW COMPANY
SPRINGDALE ARKANSAS

STORM DETAILS (4 OF 4)

SHEET NUMBER C-9.20

Return to Agenda



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PRELIMINARY
NOT FOR CONSTRUCTION OR PERMITTING
Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date: 2/17/2026

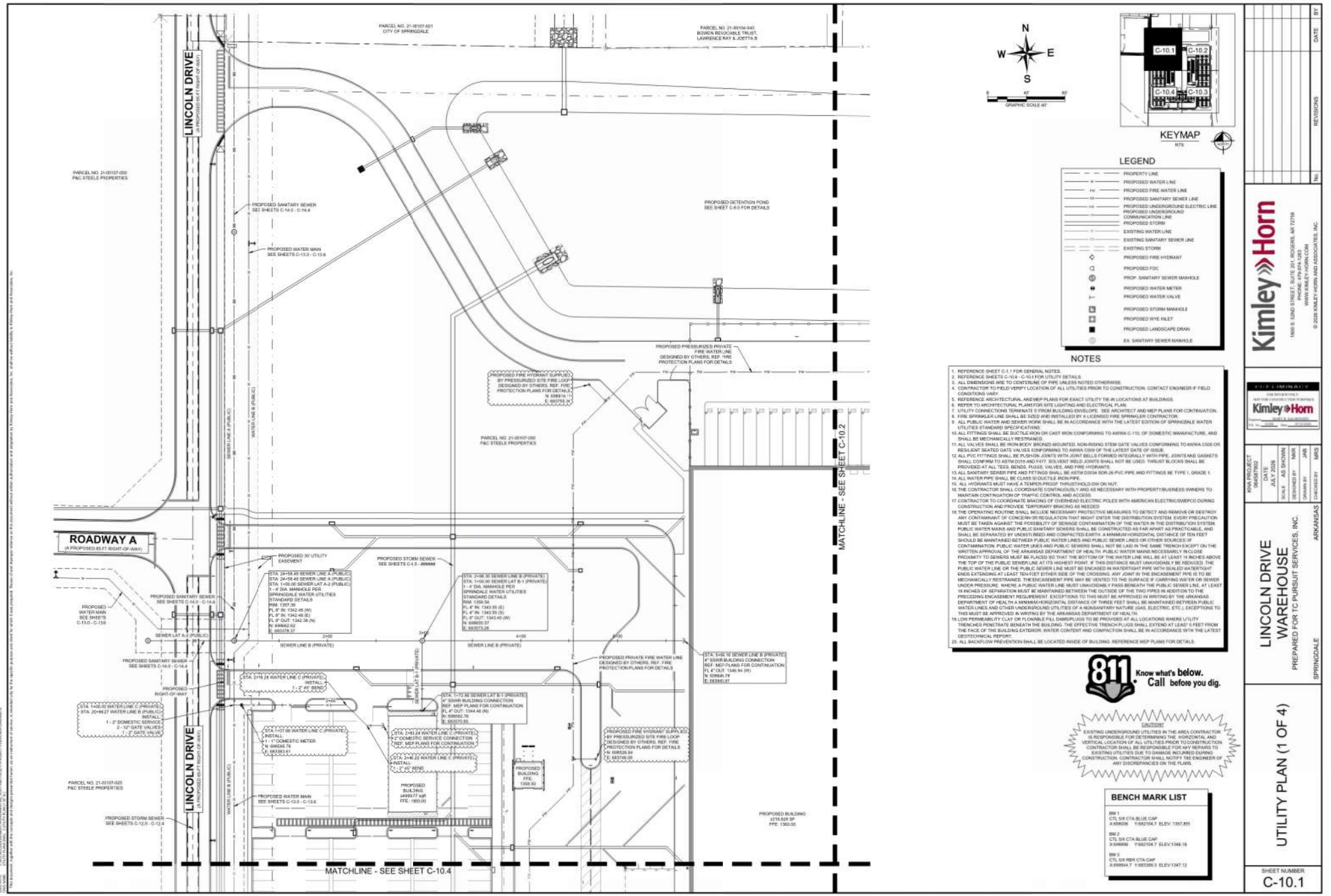
KHA PROJECT 069587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OVERALL UTILITY PLAN

SHEET NUMBER
C-10.0

No.	REVISIONS	DATE	BY


LINCOLN DRIVE
(A PROPOSED 65-FT RIGHT-OF-WAY)
ROADWAY A
(A PROPOSED 65-FT RIGHT-OF-WAY)
MATCHLINE - SEE SHEET C-10.4
MATCHLINE - SEE SHEET C-10.2
PROPOSED DETENTION POND
SEE SHEET C-6.5 FOR DETAILS
PROPOSED SANITARY SEWER
SEE SHEETS C-14.0 - C-14.4
PROPOSED WATER MAIN
SEE SHEETS C-13.0 - C-13.6
PROPOSED STORM SEWER
SEE SHEETS C-12.0 - C-12.4
PROPOSED BUILDING
±218,825 SF
FFE: 1360.00
PROPOSED BUILDING
±499.77 sqft
FFE: 1900.00
PROPOSED BUILDING
FFE: 1358.50
PARCEL NO. 21-00107-050
P&C STEELE PROPERTIES
PARCEL NO. 21-00107-025
P&C STEELE PROPERTIES
PARCEL NO. 21-00107-001
CITY OF SPRINGDALE
PARCEL NO. 21-00104-040
BOWEN REVOCABLE TRUST,
LAWRENCE RAY & JOETTA B
N
W
E
S
GRAPHIC SCALE: 40'
KEYMAP
NTS
C-10.1
C-10.2
C-10.4
C-10.3
LEGEND
PROPERTY LINE
PROPOSED WATER LINE
PROPOSED FIRE WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED UNDERGROUND ELECTRIC LINE
PROPOSED UNDERGROUND COMMUNICATION LINE
PROPOSED STORM
EXISTING WATER LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM
PROPOSED FIRE HYDRANT
PROPOSED FDC
PROP. SANITARY SEWER MANHOLE
PROPOSED WATER METER
PROPOSED WATER VALVE
PROPOSED STORM MANHOLE
PROPOSED WYE INLET
PROPOSED LANDSCAPE DRAIN
EX. SANITARY SEWER MANHOLE
NOTES
1. REFERENCE SHEET C-1.1 FOR GENERAL NOTES.
2. REFERENCE SHEETS C-10.6 - C-10.11 FOR UTILITY DETAILS.
3. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY.
5. REFERENCE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY TIE-IN LOCATIONS AT BUILDINGS.
6. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
7. UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
8. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
9. ALL PUBLIC WATER AND SEWER WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS.
10. ALL FITTINGS SHALL BE DUCTILE IRON OR CAST IRON CONFORMING TO AWWA C-110, OF DOMESTIC MANUFACTURE, AND SHALL BE MECHAMICALLY RESTRAINED.
11. ALL VALVES SHALL BE IRON-BODY BRONZE-MOUNTED, NON-RISING STEM GATE VALVES CONFORMING TO AWWA C500 OR RESILIENT SEATED GATE VALVES CONFORMING TO AWWA C509 OF THE LATEST DATE OF ISSUE.
12. ALL PVC FITTINGS SHALL BE PUSH-ON JOINTS WITH JOINT BELLS FORMED INTEGRALLY WITH PIPE, JOINTS AND GASKETS SHALL CONFORM TO ASTM D3139 AND F477. SOLVENT WELD JOINTS SHALL NOT BE USED. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, BENDS, PLUGS, VALVES, AND FIRE HYDRANTS.
13. ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE ASTM D3034 SDR-26 PVC PIPE AND FITTINGS BE TYPE 1, GRADE 1.
14. ALL WATER PIPE SHALL BE CLASS 50 DUCTILE IRON PIPE.
15. ALL HYDRANTS MUST HAVE A TEMPER-PROOF THRUSTHOLD-SW ON NUT.
16. THE CONTRACTOR SHALL COORDINATE CONTINUOUSLY AND AS NECESSARY WITH PROPERTY/BUSINESS OWNERS TO MAINTAIN CONTINUATION OF TRAFFIC CONTROL AND ACCESS.
17. CONTRACTOR TO COORDINATE BRACING OF OVERHEAD ELECTRIC POLES WITH AMERICAN ELECTRIC/SWEPCO DURING CONSTRUCTION AND PROVIDE TEMPORARY BRACING AS NEEDED.
18. THE OPERATING ROUTINE SHALL INCLUDE NECESSARY PROTECTIVE MEASURES TO DETECT AND REMOVE OR DESTROY ANY CONTAMINANT OF CONCERN OR REGULATION THAT MIGHT ENTER THE DISTRIBUTION SYSTEM. EVERY PRECAUTION MUST BE TAKEN AGAINST THE POSSIBILITY OF SEWAGE CONTAMINATION OF THE WATER IN THE DISTRIBUTION SYSTEM. PUBLIC WATER MAINS AND PUBLIC SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN PUBLIC WATER LINES AND PUBLIC SEWER LINES OR OTHER SOURCES OF CONTAMINATION. PUBLIC WATER LINES AND PUBLIC SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. PUBLIC WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE PUBLIC SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE PUBLIC WATER LINE OR THE PUBLIC SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A PUBLIC WATER LINE MUST UNAVOIDABLY PASS BENEATH THE PUBLIC SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH. A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN PUBLIC WATER LINES AND OTHER UNDERGROUND UTILITIES OF A NONSANITARY NATURE (GAS, ELECTRIC, ETC.). EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.
19. LOW PERMEABILITY CLAY OR PLOWABLE FILL DAMS/PLUGS TO BE PROVIDED AT ALL LOCATIONS WHERE UTILITY TRENCHES PENETRATE BENEATH THE BUILDING. THE EFFECTIVE TRENCH PLUGS SHALL EXTEND AT LEAST 5 FEET FROM THE FACE OF THE BUILDING EXTERIOR. WATER CONTENT AND COMPACTION SHALL BE IN ACCORDANCE WITH THE LATEST GEOTECHNICAL REPORT.
20. ALL BACKFLOW PREVENTION SHALL BE LOCATED INSIDE OF BUILDING. REFERENCE MEP PLANS FOR DETAILS.
811 Know what's below. Call before you dig.
CAUTION
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.
BENCH MARK LIST
BM 1
CTL 5/8 CTA BLUE CAP
X:699036 Y:682104.7 ELEV:1357.85
BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1346.16
BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683399.3 ELEV:1347.12
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PHONE: 479-974-1283
WWW.KIMLEY-HORN.COM
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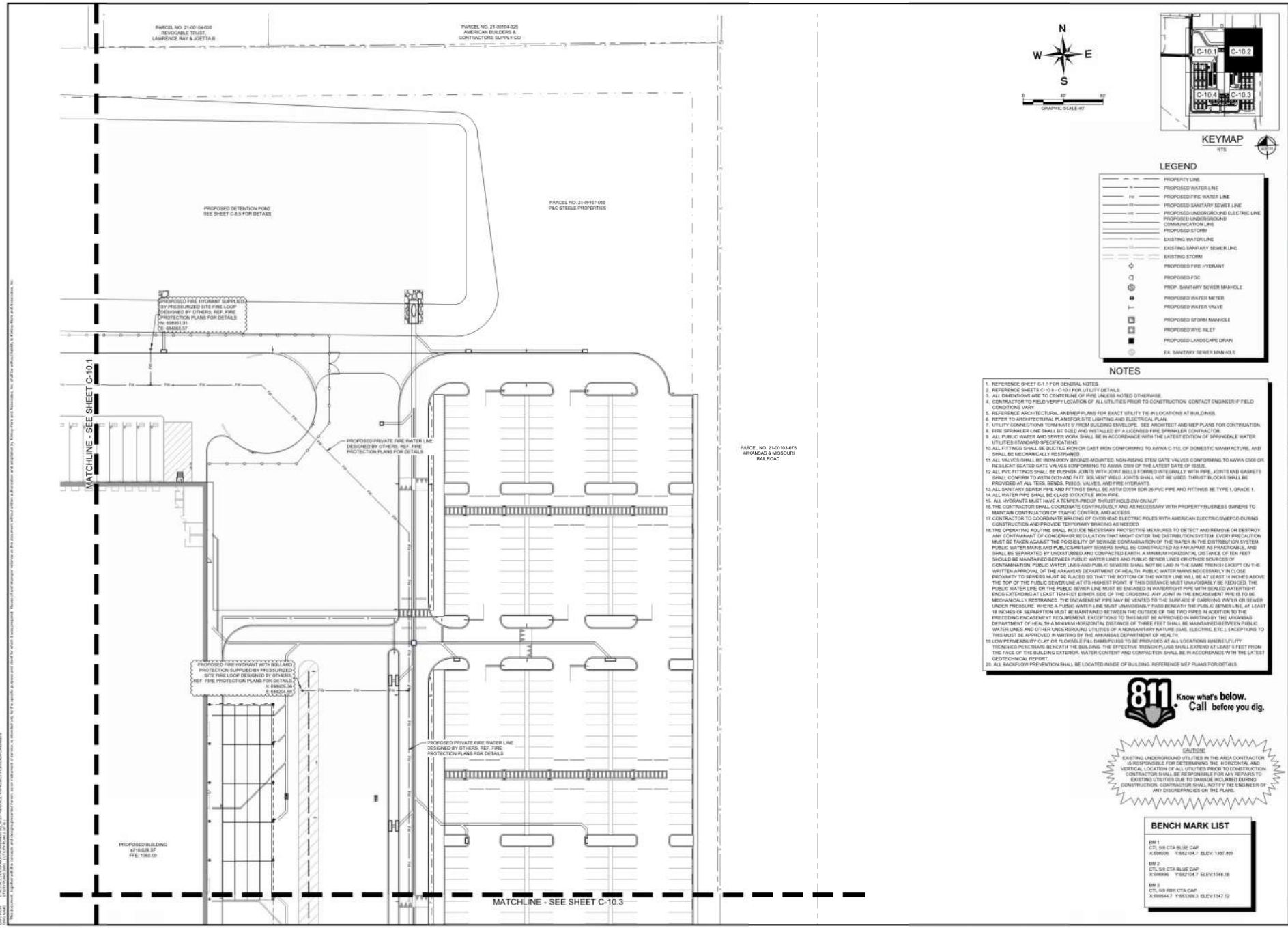
REVISIONS
NO. DATE BY
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JHB
CHECKED BY: MRS
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS
UTILITY PLAN (1 OF 4)
SHEET NUMBER
C-10.1


PARCEL NO. 21-00104-035
REVOCABLE TRUST,
LAWRENCE RAY & JOETTA B
PARCEL NO. 21-00104-025
AMERICAN BUILDERS &
CONTRACTORS SUPPLY CO
PROPOSED DETENTION POND
SEE SHEET C-8.5 FOR DETAILS
PARCEL NO. 21-09107-050
P&C STEELE PROPERTIES
PROPOSED FIRE HYDRANT SUPPLIED
BY PRESSURIZED SITE FIRE LOOP
DESIGNED BY OTHERS. REF. FIRE
PROTECTION PLANS FOR DETAILS
N: 698951.91
E: 694061.57
MATCHLINE - SEE SHEET C-10.1
PROPOSED PRIVATE FIRE WATER LINE
DESIGNED BY OTHERS. REF. FIRE
PROTECTION PLANS FOR DETAILS
PARCEL NO. 21-00103-075
ARKANSAS & MISSOURI
RAILROAD
PROPOSED FIRE HYDRANT WITH BOLLARD
PROTECTION SUPPLIED BY PRESSURIZED
SITE FIRE LOOP DESIGNED BY OTHERS.
REF. FIRE PROTECTION PLANS FOR DETAILS
N: 698605.36
E: 694204.66
PROPOSED PRIVATE FIRE WATER LINE
DESIGNED BY OTHERS. REF. FIRE
PROTECTION PLANS FOR DETAILS
PROPOSED BUILDING
427K SQ/R SF
FFE: 1368.00
MATCHLINE - SEE SHEET C-10.3
N
W
E
S
GRAPHIC SCALE: 40'
C-10.1
C-10.2
C-10.4
C-10.3
KEYMAP
NTS
LEGEND
PROPERTY LINE
PROPOSED WATER LINE
PROPOSED FIRE WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED UNDERGROUND ELECTRIC LINE
PROPOSED UNDERGROUND COMMUNICATION LINE
PROPOSED STORM
EXISTING WATER LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM
PROPOSED FIRE HYDRANT
PROPOSED FDC
PROP. SANITARY SEWER MANHOLE
PROPOSED WATER METER
PROPOSED WATER VALVE
PROPOSED STORM MANHOLE
PROPOSED WYE INLET
PROPOSED LANDSCAPE DRAIN
EX. SANITARY SEWER MANHOLE
NOTES
1. REFERENCE SHEET C-1.1 FOR GENERAL NOTES.
2. REFERENCE SHEETS C-10.6 - C-10.1 FOR UTILITY DETAILS.
3. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY.
5. REFERENCE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY TIE-IN LOCATIONS AT BUILDINGS.
6. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
7. UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
8. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
9. ALL PUBLIC WATER AND SEWER WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS.
10. ALL FITTINGS SHALL BE DUCTILE IRON OR CAST IRON CONFORMING TO AWWA C-110, OF DOMESTIC MANUFACTURE, AND SHALL BE MECHANICALLY RESTRAINED.
11. ALL VALVES SHALL BE IRON-BODY BRONZE-MOUNTED, NON-RISING STEM GATE VALVES CONFORMING TO AWWA C500 OR RESILIENT SEATED GATE VALVES CONFORMING TO AWWA C509 OF THE LATEST DATE OF ISSUE.
12. ALL PVC FITTINGS SHALL BE PUSH-ON JOINTS WITH JOINT BELLS FORMED INTEGRALLY WITH PIPE, JOINTS AND GASKETS SHALL CONFORM TO ASTM D3139 AND F477. SOLVENT WELD JOINTS SHALL NOT BE USED. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, BENDS, PLUGS, VALVES, AND FIRE HYDRANTS.
13. ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE ASTM D3034 SDR-26 PVC PIPE AND FITTINGS BE TYPE 1, GRADE 1.
14. ALL WATER PIPE SHALL BE CLASS 50 DUCTILE IRON PIPE.
15. ALL HYDRANTS MUST HAVE A TEMPER-PROOF THRUSTHOLD-SW ON NUT.
16. THE CONTRACTOR SHALL COORDINATE CONTINUOUSLY AND AS NECESSARY WITH PROPERTY/BUSINESS OWNERS TO MAINTAIN CONTINUATION OF TRAFFIC CONTROL AND ACCESS.
17. CONTRACTOR TO COORDINATE BRACING OF OVERHEAD ELECTRIC POLES WITH AMERICAN ELECTRIC/SWEPCO DURING CONSTRUCTION AND PROVIDE TEMPORARY BRACING AS NEEDED.
18. THE OPERATING ROUTINE SHALL INCLUDE NECESSARY PROTECTIVE MEASURES TO DETECT AND REMOVE OR DESTROY ANY CONTAMINANT OF CONCERN OR REGULATION THAT MIGHT ENTER THE DISTRIBUTION SYSTEM. EVERY PRECAUTION MUST BE TAKEN AGAINST THE POSSIBILITY OF SEWAGE CONTAMINATION OF THE WATER IN THE DISTRIBUTION SYSTEM. PUBLIC WATER MAINS AND PUBLIC SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN PUBLIC WATER LINES AND PUBLIC SEWER LINES OR OTHER SOURCES OF CONTAMINATION. PUBLIC WATER LINES AND PUBLIC SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. PUBLIC WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE PUBLIC SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE PUBLIC WATER LINE OR THE PUBLIC SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING, AND JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A PUBLIC WATER LINE MUST UNAVOIDABLY PASS BENEATH THE PUBLIC SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN PUBLIC WATER LINES AND OTHER UNDERGROUND UTILITIES OF A NONSANITARY NATURE (GAS, ELECTRIC, ETC.). EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.
19. LOW PERMEABILITY CLAY OR FLOWABLE FILL DAMS/PLUGS TO BE PROVIDED AT ALL LOCATIONS WHERE UTILITY TRENCHES PENETRATE BENEATH THE BUILDING. THE EFFECTIVE TRENCH PLUGS SHALL EXTEND AT LEAST 5 FEET FROM THE FACE OF THE BUILDING EXTERIOR. WATER CONTENT AND COMPACTION SHALL BE IN ACCORDANCE WITH THE LATEST GEOTECHNICAL REPORT.
20. ALL BACKFLOW PREVENTION SHALL BE LOCATED INSIDE OF BUILDING. REFERENCE MEP PLANS FOR DETAILS.
811 Know what's below. Call before you dig.
CAUTION
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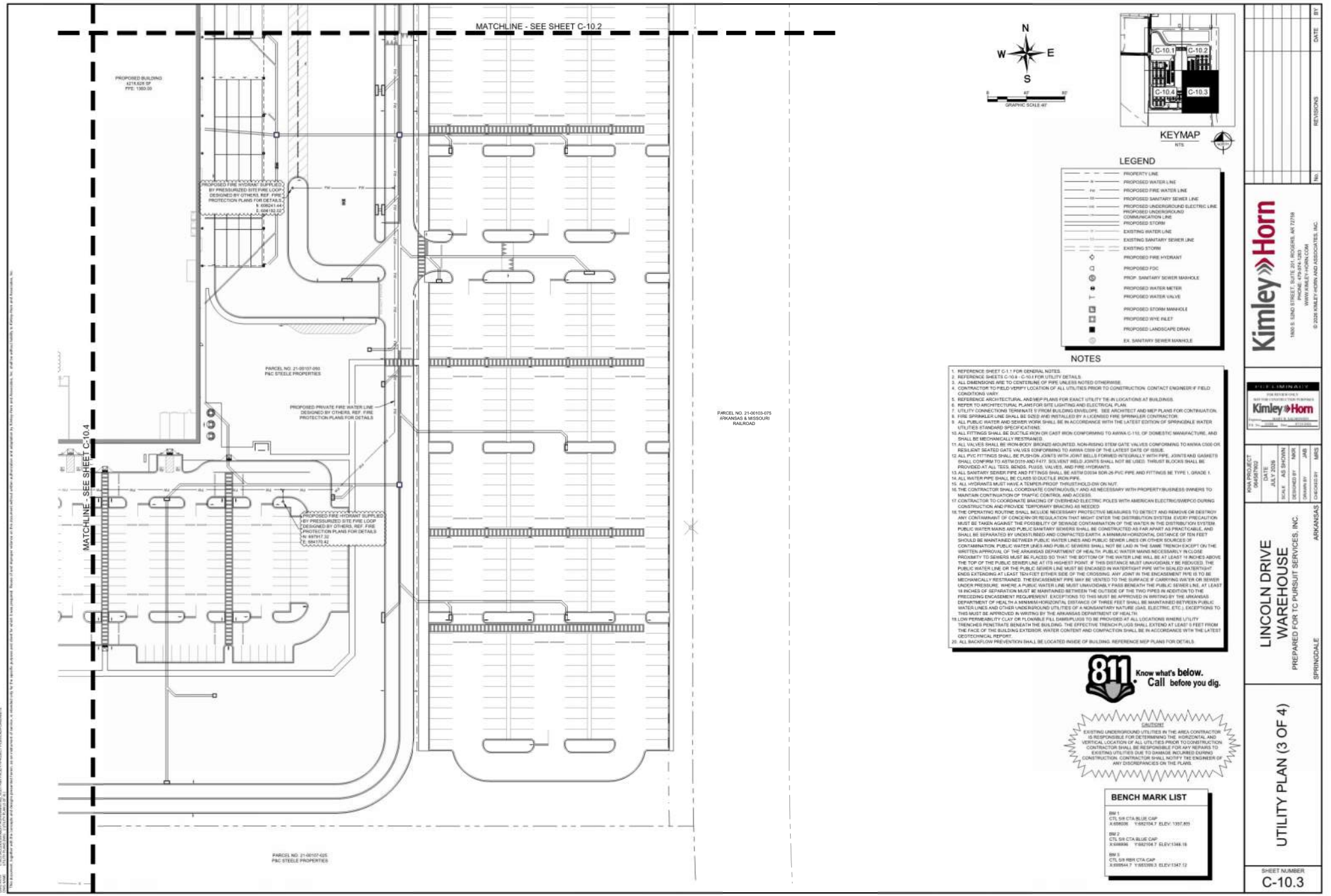
BENCH MARK LIST
BM 1
CTL 5/8 CTA BLUE CAP
X:698036 Y:682104.7 ELEV.:1357.85
BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV.:1346.16
BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683399.3 ELEV.:1347.12
Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1263
WWW.KIMLEY-HORN.COM
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
KHA PROJECT 064567002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JHB
CHECKED BY: MRS
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS
UTILITY PLAN (2 OF 4)
SHEET NUMBER
C-10.2
NO. REVISIONS DATE BY


MATCHLINE - SEE SHEET C-10.2
MATCHLINE - SEE SHEET C-10.4
PROPOSED BUILDING
427,628 SF
FFE: 1360.00
PROPOSED FIRE HYDRANT SUPPLIED BY PRESSURIZED SITE FIRE LOOP DESIGNED BY OTHERS, REF. FIRE PROTECTION PLANS FOR DETAILS
PROPOSED PRIVATE FIRE WATER LINE DESIGNED BY OTHERS, REF. FIRE PROTECTION PLANS FOR DETAILS
PARCEL NO. 21-00107-000
P&C STEELE PROPERTIES
PARCEL NO. 21-00103-075
ARKANSAS & MISSOURI RAILROAD
PARCEL NO. 21-00107-025
P&C STEELE PROPERTIES
N
W
E
S
GRAPHIC SCALE: 40'
C-10.1
C-10.2
C-10.3
C-10.4
KEYMAP
LEGEND
PROPERTY LINE
PROPOSED WATER LINE
PROPOSED FIRE WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED UNDERGROUND ELECTRIC LINE
PROPOSED UNDERGROUND COMMUNICATION LINE
PROPOSED STORM
EXISTING WATER LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM
PROPOSED FIRE HYDRANT
PROPOSED FDC
PROP. SANITARY SEWER MANHOLE
PROPOSED WATER METER
PROPOSED WATER VALVE
PROPOSED STORM MANHOLE
PROPOSED WYE INLET
PROPOSED LANDSCAPE DRAIN
EX. SANITARY SEWER MANHOLE
NOTES
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2. REFERENCE SHEETS C-10.6 - C-10.11 FOR UTILITY DETAILS.
3. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY.
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CTL 5/8 CTA BLUE CAP
X:699036 Y:682104.7 ELEV: 1357.85
BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1346.16
BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683399.3 ELEV:1347.12
Kimley»Horn
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PHONE: 479-974-1263
WWW.KIMLEY-HORN.COM
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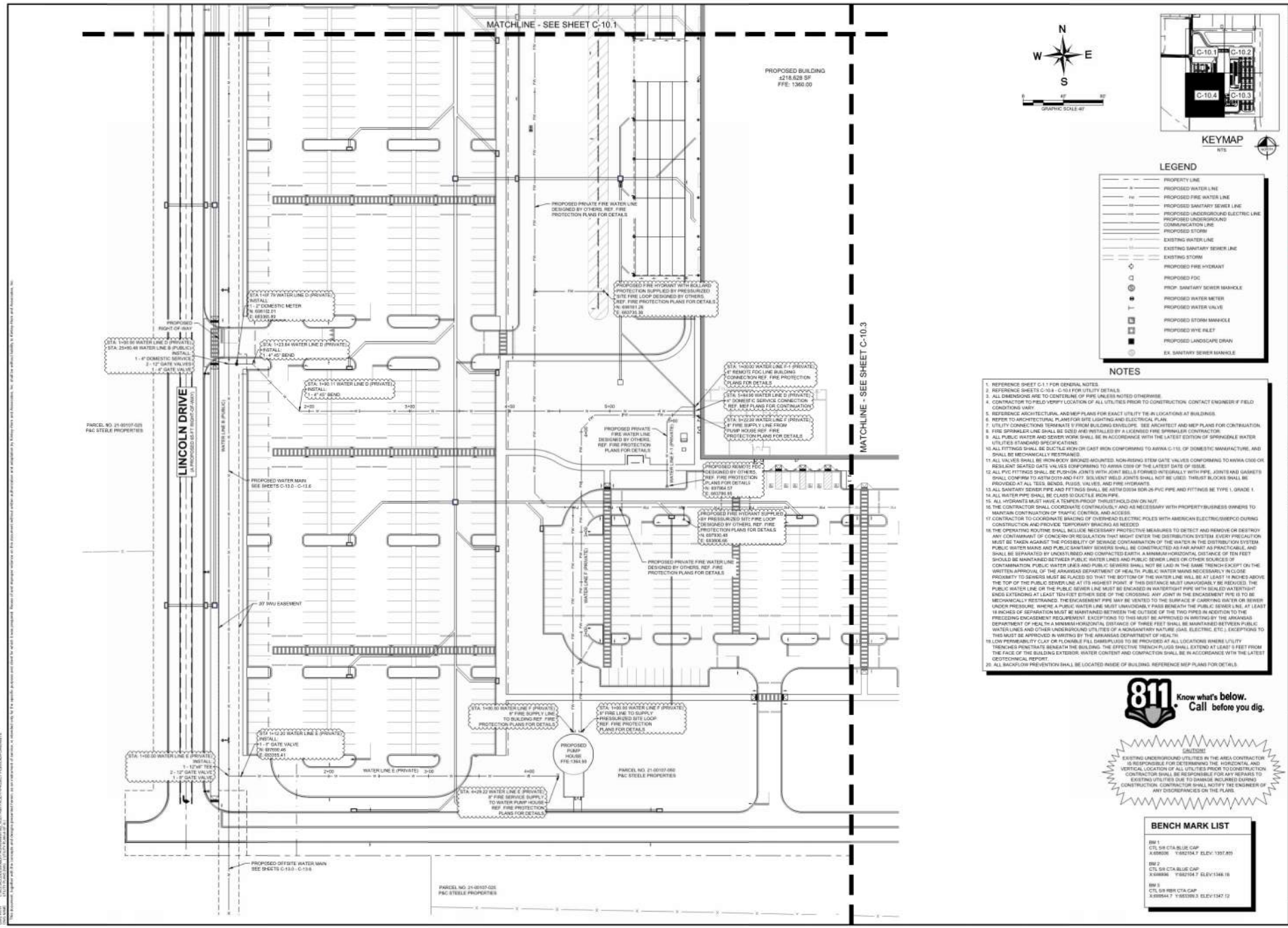
No. REVISIONS DATE BY
KHA PROJECT 064567002
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
DRAWN BY JHB
CHECKED BY MRS
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS
UTILITY PLAN (3 OF 4)
SHEET NUMBER C-10.3



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PHONE: 479-974-1263
WWW.KIMLEY-HORN.COM
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No.	REVISIONS	DATE	BY

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

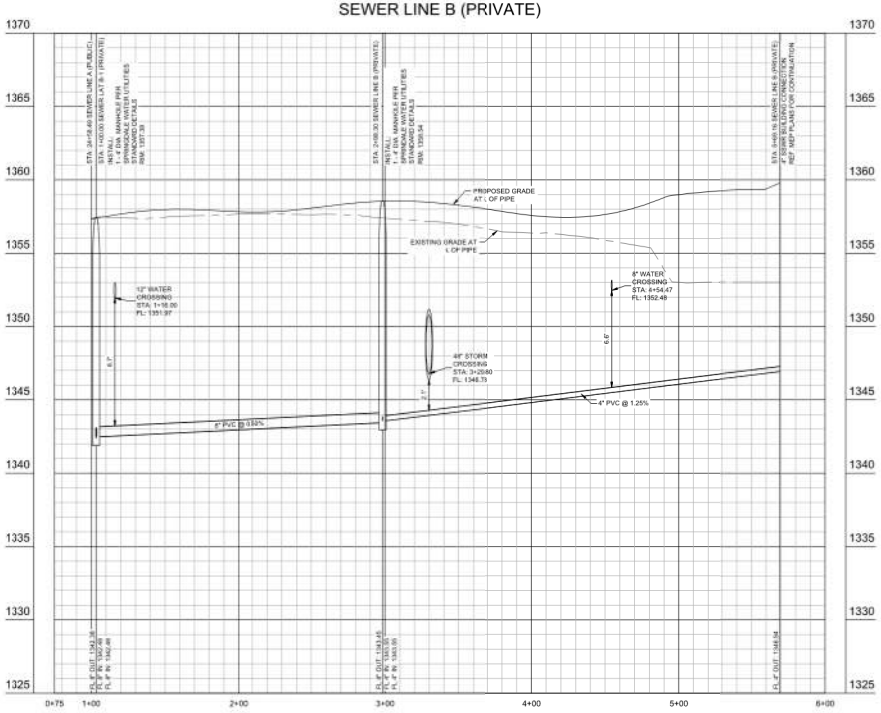
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

UTILITY PLAN (4 OF 4)

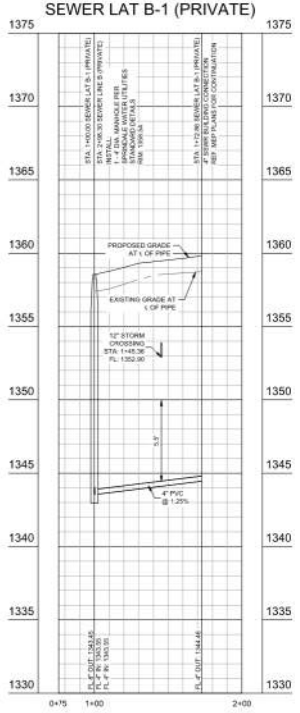
SHEET NUMBER
C-10.4

PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

SEWER LINE B (PRIVATE)



SEWER LAT B-1 (PRIVATE)



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No.	REVISIONS	DATE	BY

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
State of Arkansas
Date: 4/27/2026

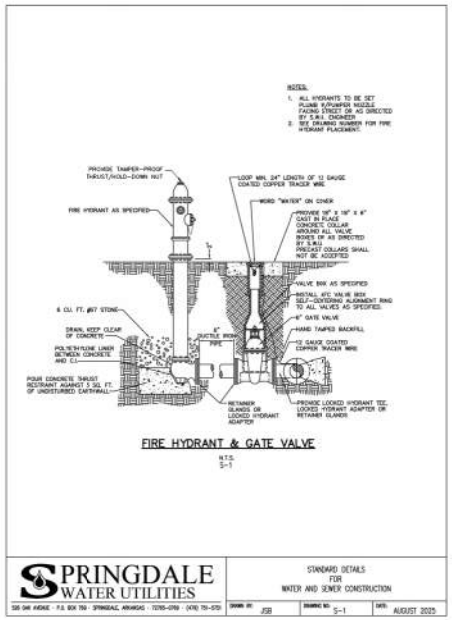
KHA PROJECT
064567002
DATE
JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
DRAWN BY JHB
CHECKED BY MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

SANITARY SEWER PROFILES

SHEET NUMBER
C-10.5

No expressed, implied, or statutory warranties are made by Kimley-Horn and Associates, Inc. for any specific purpose and shall not be liable for any damages incurred as the result of unauthorized use or alteration of any plans or documents. Reuse of and damages incurred as the result of unauthorized use or alteration of any plans or documents by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



FIRE HYDRANT & GATE VALVE

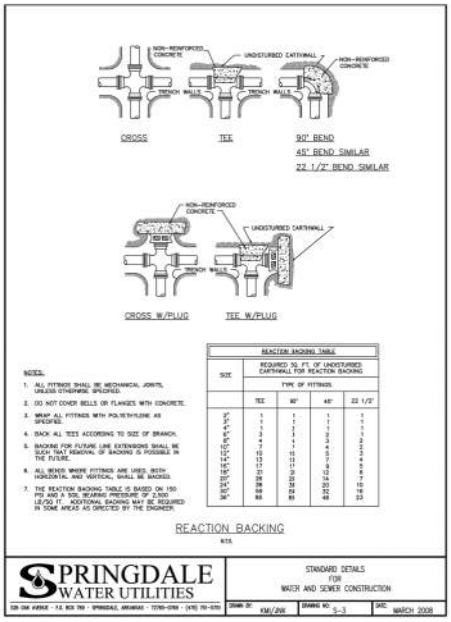
N.T.S.

S-1

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JSB | DRAWING NO: S-1 | DATE: AUGUST 2025



REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"/4"/6"	1 / 1 / 1	1 / 1 / 1	1 / 1 / 1	1 / 1 / 1
8"	2 / 3 / 4	1 / 2 / 3	1 / 1 / 2	1 / 1 / 1
10"	4 / 5 / 7	2 / 3 / 4	1 / 2 / 3	1 / 1 / 2
12"	7 / 10 / 15	3 / 5 / 6	2 / 3 / 4	1 / 2 / 3
14"	13 / 13 / 13	6 / 6 / 7	3 / 4 / 5	2 / 2 / 3
16"	17 / 17 / 17	8 / 8 / 9	4 / 5 / 6	2 / 3 / 4
18"	21 / 21 / 21	10 / 10 / 12	5 / 6 / 8	3 / 3 / 4
20"	26 / 26 / 26	12 / 13 / 15	6 / 7 / 9	3 / 4 / 5
24"	38 / 38 / 38	18 / 18 / 20	9 / 10 / 13	4 / 5 / 7
30"	59 / 59 / 59	28 / 28 / 32	14 / 15 / 20	7 / 8 / 10
36"	85 / 85 / 85	40 / 40 / 46	20 / 22 / 29	10 / 11 / 15

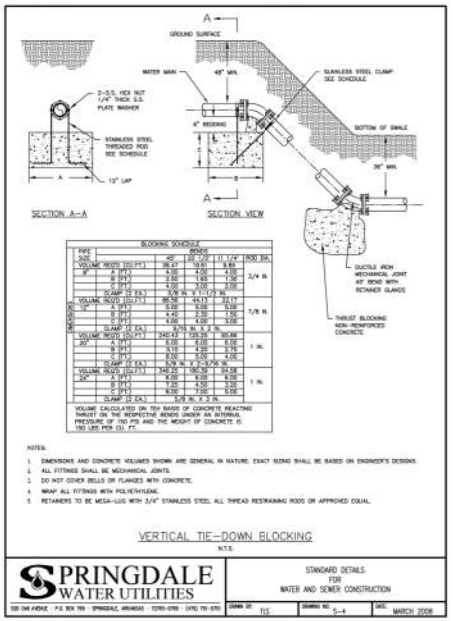
REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KM/JNK | DRAWING NO: S-3 | DATE: MARCH 2008



PIPE SIZE	BENDS	45°	22 1/2°	11 1/4°	ROD DIA.
3"	VOLUME REQ'D (CU.FT.)	36.47	15.77	8.03	3/4 IN.
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	3.00	1.50	1.00	
	CLAMP (2 EA.)	7/8 IN. X 11-1/2 IN.			
4"	VOLUME REQ'D (CU.FT.)	36.56	44.13	21.17	7/8 IN.
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.00	2.00	1.00	
	CLAMP (2 EA.)	1 IN. X 14 IN.			
6"	VOLUME REQ'D (CU.FT.)	81.70	98.72	47.33	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	6.00	3.00	1.50	
	CLAMP (2 EA.)	1 IN. X 16 IN.			
8"	VOLUME REQ'D (CU.FT.)	145.23	175.55	84.16	1 IN.
	A (FT.)	8.00	8.00	8.00	
	B (FT.)	8.00	4.00	2.00	
	CLAMP (2 EA.)	1 IN. X 18 IN.			
10"	VOLUME REQ'D (CU.FT.)	227.03	274.36	131.56	1 IN.
	A (FT.)	10.00	10.00	10.00	
	B (FT.)	10.00	5.00	2.50	
	CLAMP (2 EA.)	1 IN. X 20 IN.			
12"	VOLUME REQ'D (CU.FT.)	327.01	395.08	189.44	1 IN.
	A (FT.)	12.00	12.00	12.00	
	B (FT.)	12.00	6.00	3.00	
	CLAMP (2 EA.)	1 IN. X 22 IN.			

VOLUME CALCULATED ON TEN BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

VERTICAL TIE-DOWN BLOCKING

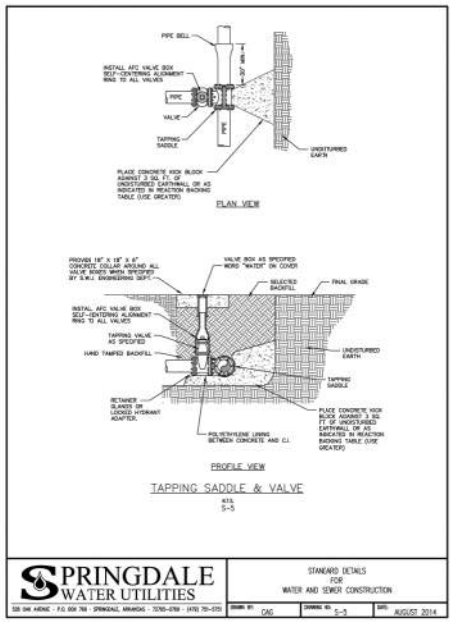
N.T.S.

S-4

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TJS | DRAWING NO: S-4 | DATE: MARCH 2008



TAPPING SADDLE & VALVE

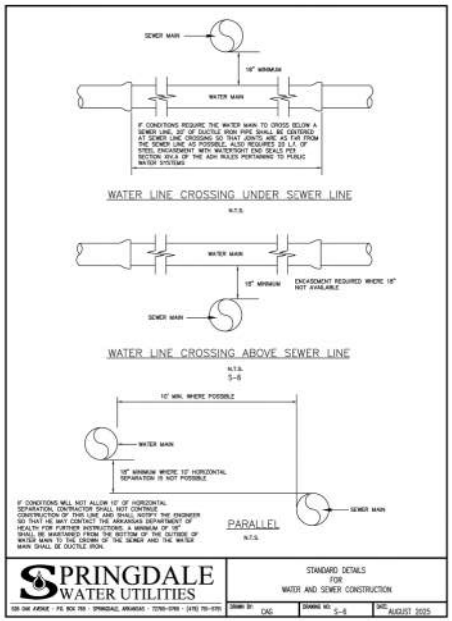
N.T.S.

S-5

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO: S-5 | DATE: AUGUST 2014



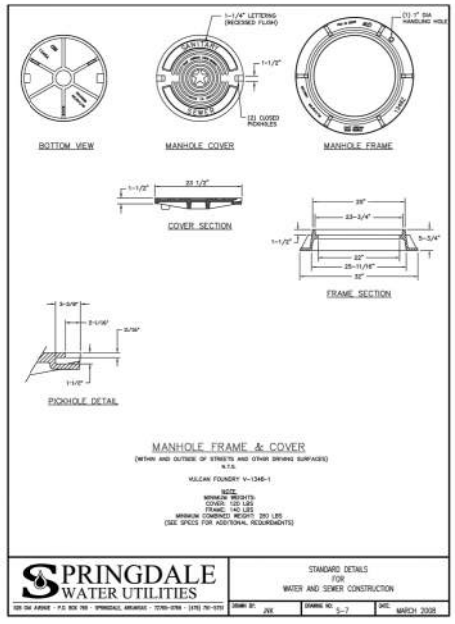
N.T.S.

S-6

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO: S-6 | DATE: AUGUST 2025



MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1346-1

NOTE
MINIMUM WEIGHTS:
COVER 120 LBS
FRAME 140 LBS
MINIMUM COMBINED WEIGHT 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO: S-7 | DATE: MARCH 2008

Kimley»Horn

18000 S. 32ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1283
WWW.KIMLEY-HORN.COM

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No.	REVISIONS	DATE	BY

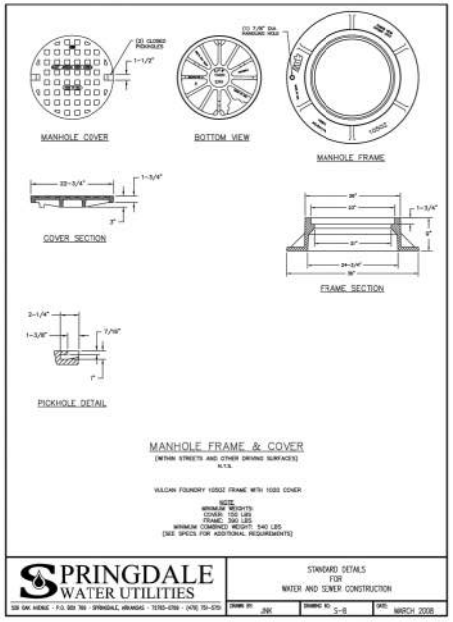
KHA PROJECT 064567002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JMB
CHECKED BY: MRS

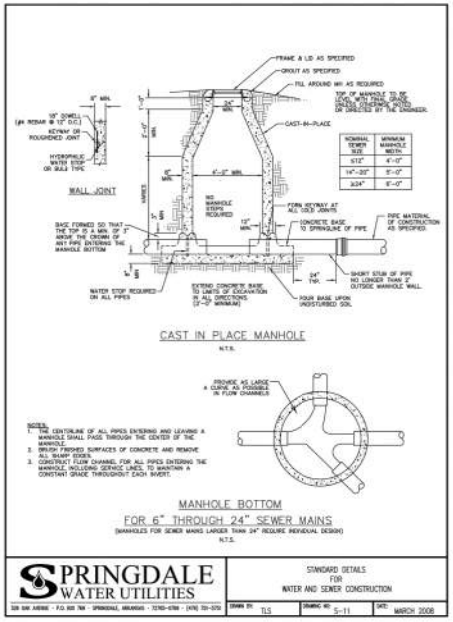
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

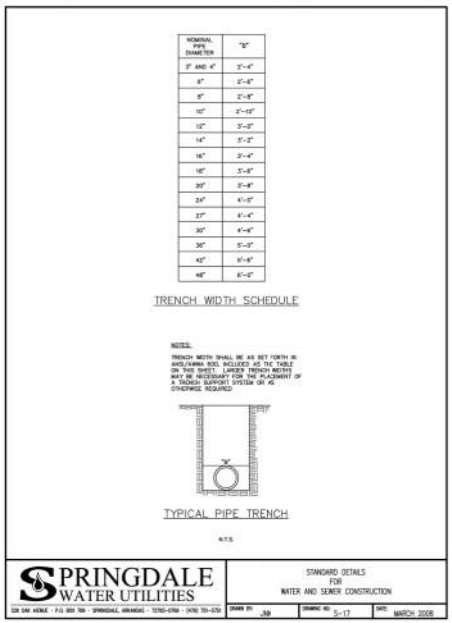
UTILITY DETAILS (1 OF 3)

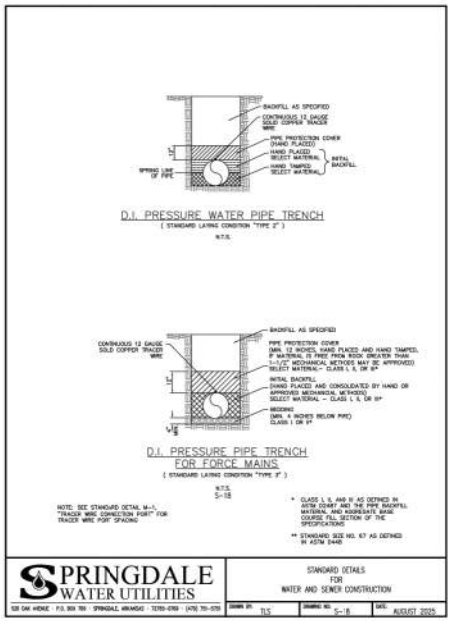
SHEET NUMBER
C-10.6

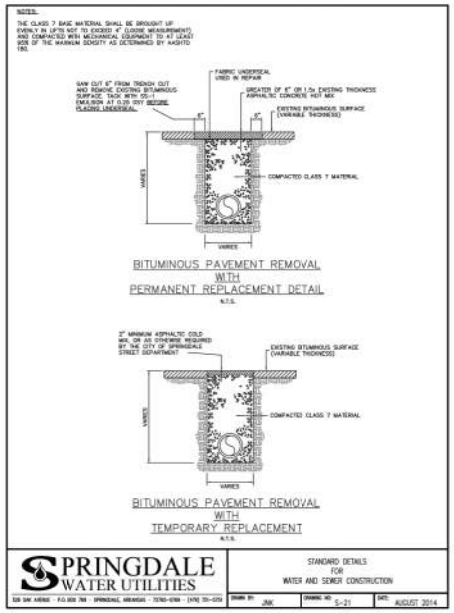
Return to Agenda

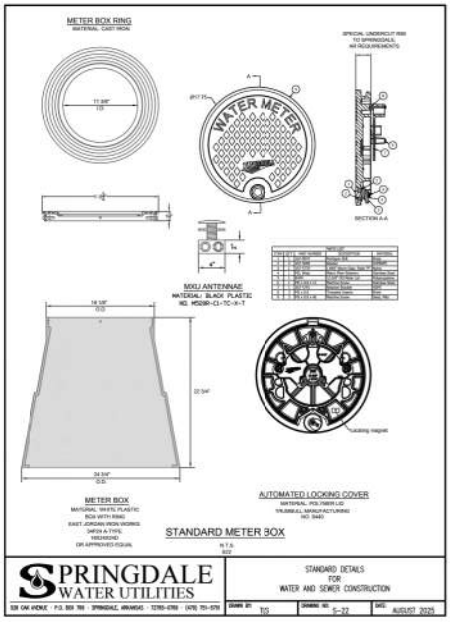












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No.	REVISIONS	DATE	BY

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
Date

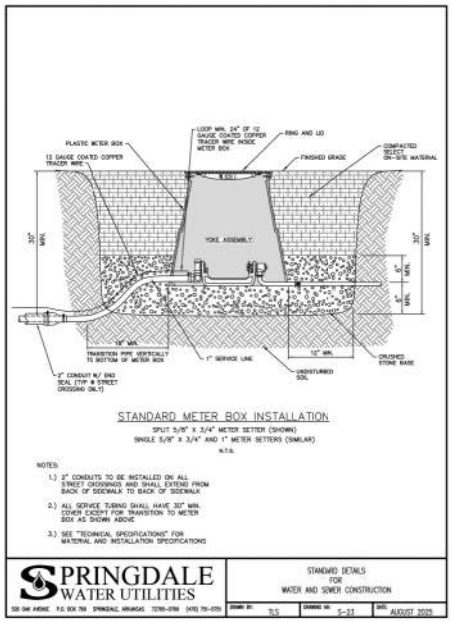
KHA PROJECT 064567002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

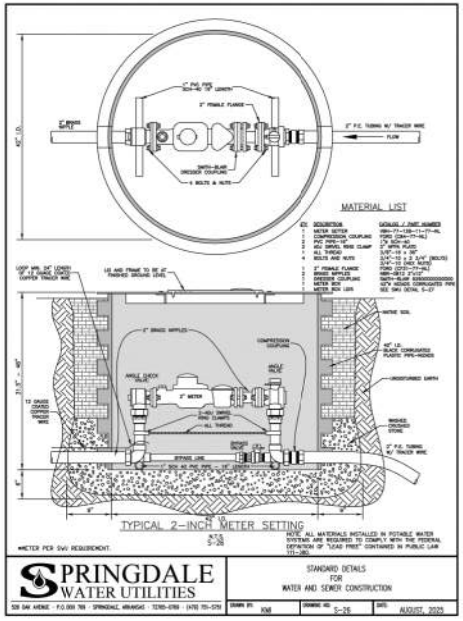
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

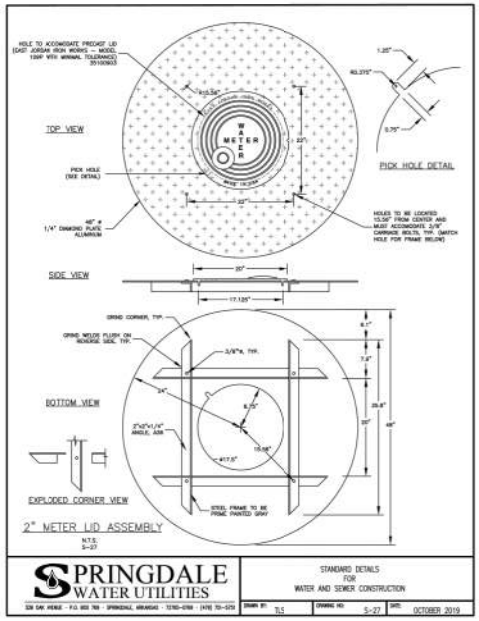
UTILITY DETAILS (2 OF 3)

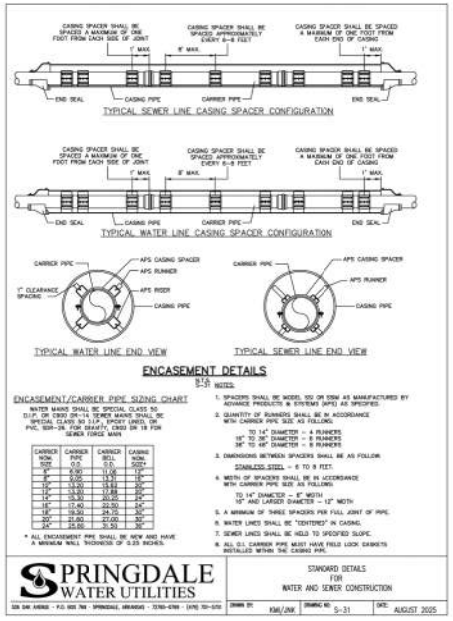
SHEET NUMBER
C-10.7

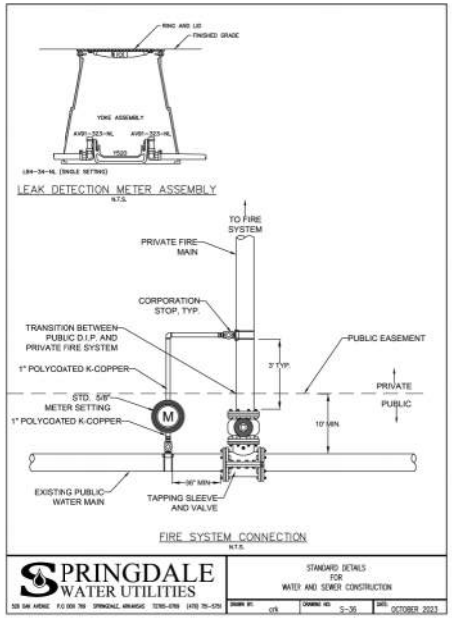
Return to Agenda

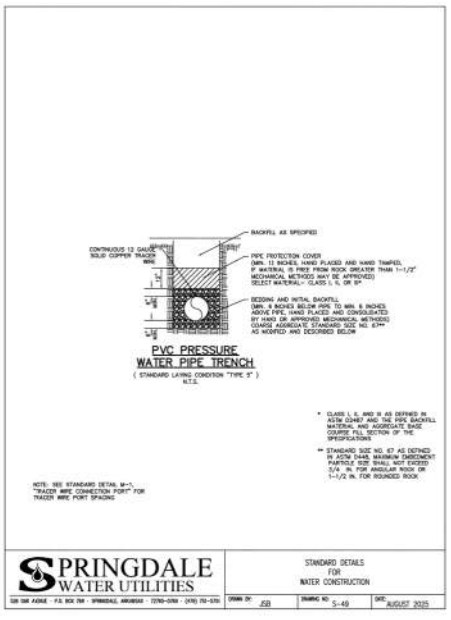












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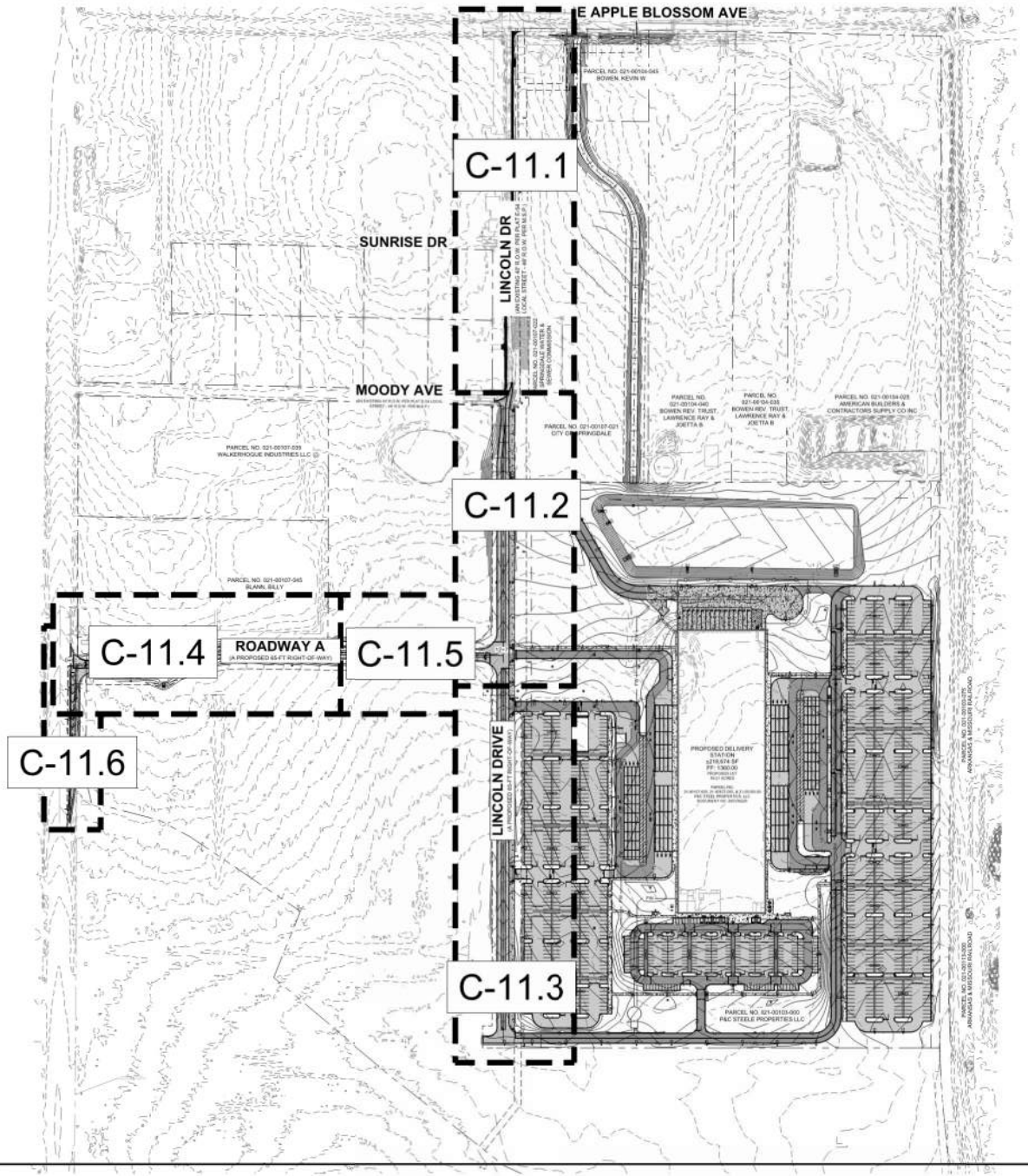
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

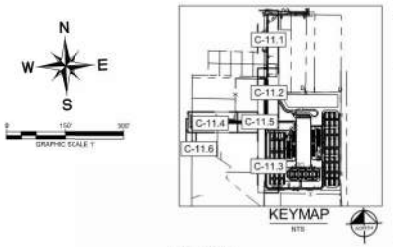
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

UTILITY DETAILS (3 OF 3)

SHEET NUMBER C-10.8

Return to Agenda





LEGEND

PROPERTY LINE	1350.00	PROPOSED SPOT ELEVATION
PROPOSED CONTOURS (1' INTERVAL)	ME	MATCH EXISTING
EXISTING CONTOURS (1' INTERVAL)	TC	TOP OF CURB
HIGH POINT	TG	TOP OF GRATE
PUBLIC ROADWAY ASPHALT	TP	TOP OF PAVEMENT
PROPOSED ASPHALT PAVEMENT MATCHING EXISTING PAVEMENT SECTION	GL	GUTTER LINE
PROPOSED CONCRETE PAVEMENT MATCH EXISTING PAVEMENT SECTION	BS	BOTTOM OF SWALE
PROPOSED GRAVEL DRIVEWAY	EW	END OF WALL
ONSITE HEAVY DUTY ASPHALT	TW	TOP OF WALL
ONSITE STANDARD DUTY ASPHALT	BW	BOTTOM OF WALL
	TB	TOP OF BERM
	EX	EXISTING
	SW	SIDEWALK

GRADING NOTES

1. ALL GRADING SPOTS SHOWN REFERENCE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ADA COMPLIANCE. FOR ANY QUESTIONS CONTACT OWNER/ARCHITECT IMMEDIATELY.
3. GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS. NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT TO EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES, ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.
5. MAXIMUM SLOPE IN GRASS AREAS SHALL BE 3:1.
6. SEE STORM CURB INLET SECTION GUTTERLINE FOR RELATIONSHIP OF NORMAL GUTTERLINE (PER PLAN) TO THROAT ELEVATION (PER DETAIL).
7. ALL STUMPS, BRUSH, GRASSES, AND SURFACE ORGANICS ARE TO BE REMOVED AND PROPERLY DISPOSED OF OFFSITE.
8. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER THE PLANS AND MAINTAIN STREETS FREE OF MUD, DIRT, AND DEBRIS FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES. SEE EROSION CONTROL FOR SPECIFIC DETAIL AND REQUIREMENTS.

PAVING NOTES

1. REFERENCE SHEET C-1.1 FOR GENERAL NOTES.
2. REFERENCE SHEET C-11.7 FOR PAVEMENT SECTIONS.
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4. PAVEMENT THICKNESSES SHOWN ARE MINIMUMS.
5. ALL CURBS TO BE 6" IN HEIGHT UNLESS SPECIFIED OTHERWISE.
6. ALL CURB AND GUTTER SHALL BE CITY OF SPRINGDALE STANDARD DETAILS UNLESS SPECIFIED OTHERWISE. SEE SHEET C-6.6 FOR DETAILS.
7. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
8. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH THE LATEST ADA STANDARDS, THE STATE OF ARKANSAS STANDARDS, AND CITY OF SPRINGDALE DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:699036 Y:682104.7 ELEV: 1357.85

BM 2
CTL 5/8 CTA BLUE CAP
X:699896 Y:682104.7 ELEV:1346.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683389.3 ELEV:1347.12

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PRELIMINARY
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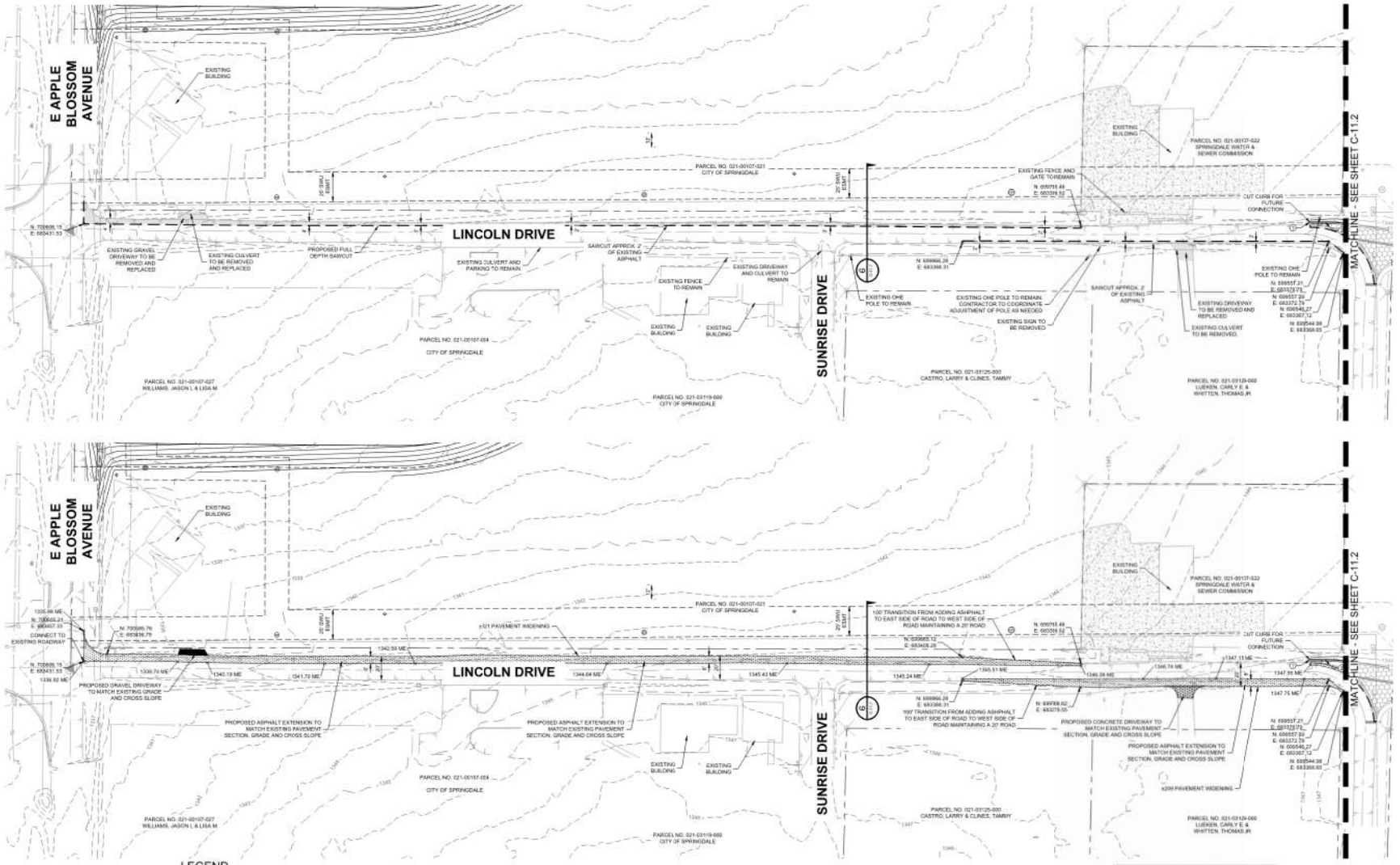
Kimley»Horn
Registered Professional Engineer
State of Arkansas
Date: 4/17/2026

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MR3

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OVERALL ROADWAY PLAN

SHEET NUMBER
C-11.0



LEGEND

PROPERTY LINE	1350.00	PROPOSED SPOT ELEVATION
1350 PROPOSED CONTOURS (1' INTERVAL)	ME	MATCH EXISTING
EXISTING CONTOURS (1' INTERVAL)	TC	TOP OF CURB
HIGH POINT	TG	TOP OF GRATE
PUBLIC ROADWAY ASPHALT	TP	TOP OF PAVEMENT
PROPOSED ASPHALT PAVEMENT MATCHING EXISTING PAVEMENT SECTION	GL	GUTTER LINE
PROPOSED CONCRETE PAVEMENT MATCH EXISTING PAVEMENT SECTION	BS	BOTTOM OF SWALE
PROPOSED GRAVEL DRIVEWAY	EW	END OF WALL
ONSITE HEAVY DUTY ASPHALT	TW	TOP OF WALL
ONSITE STANDARD DUTY ASPHALT	BW	BOTTOM OF WALL
	TB	TOP OF BERM
	EX	EXISTING
	SW	SIDEWALK

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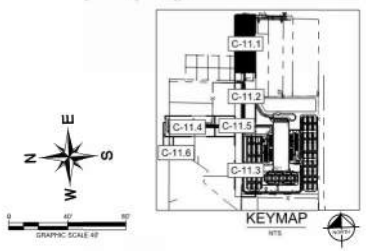

BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:699006 Y:682104.7 ELEV: 1357.405

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1348.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683366.3 ELEV:1347.12

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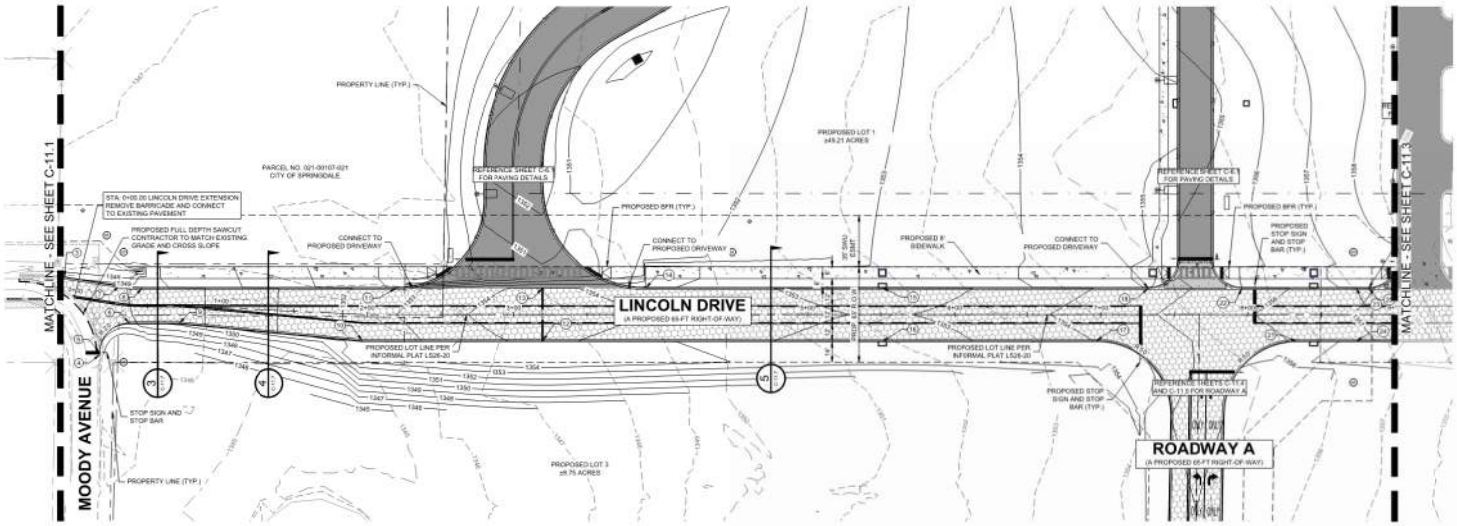
No.	REVISIONS	DATE	BY

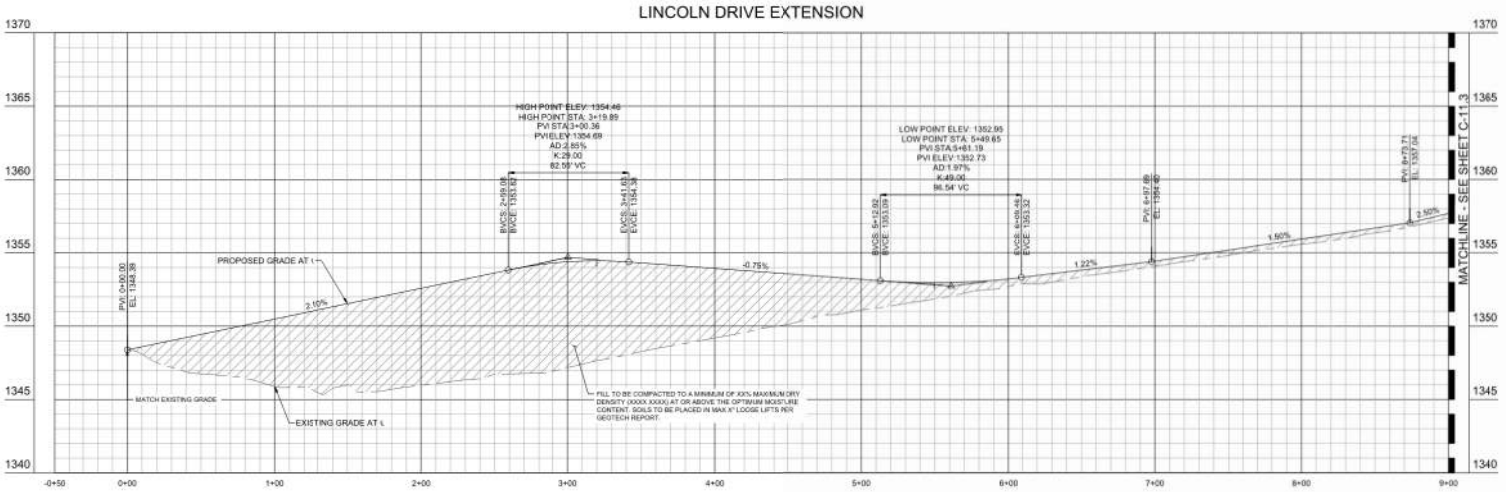
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JMB
CHECKED BY: MRS

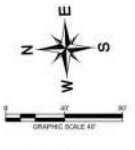
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

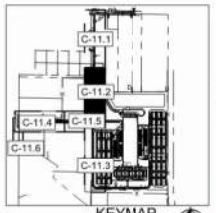
ROADWAY PLAN AND PROFILE (1 OF 5)

SHEET NUMBER
C-11.1









POINT TABLE

POINT NO.	DESCRIPTION	ALIGNMENT	STATION	OFFSET	ELEVATION
1	TIE TO EX.	LINCOLN DRIVE EXTENSION	???	???	1361.84
2	PC	LINCOLN DRIVE EXTENSION	???	???	1360.03
3	PT	LINCOLN DRIVE EXTENSION	???	???	1360.33
4	TIE TO EX.	LINCOLN DRIVE EXTENSION	0+23.18	36.32 RT	1361.71
5	PC	LINCOLN DRIVE EXTENSION	0+22.01	36.83 RT	1361.79
6	PT	LINCOLN DRIVE EXTENSION	0+39.01	12.32 RT	1360.83
7	PC	LINCOLN DRIVE EXTENSION	0+23.14	12.09 LT	1360.89
8	PT	LINCOLN DRIVE EXTENSION	0+40.45	12.09 LT	1360.13
9	BEGIN OF TAPER	LINCOLN DRIVE EXTENSION	0+72.90	11.80 RT	1360.60
10	END OF TAPER	LINCOLN DRIVE EXTENSION	1+06.81	11.80 RT	1362.18
11	PC	LINCOLN DRIVE EXTENSION	2+19.09	18.07 LT	1362.63
12	HIGH POINT	LINCOLN DRIVE EXTENSION	3+19.89	18.07 RT	1364.19
13	HIGH POINT	LINCOLN DRIVE EXTENSION	3+19.89	18.07 LT	1364.19
14	PT	LINCOLN DRIVE EXTENSION	3+49.65	18.07 LT	1363.98
15	CI	LINCOLN DRIVE EXTENSION	3+50.65	18.08 LT	1362.98
16	CI	LINCOLN DRIVE EXTENSION	5+00.00	18.89 RT	1362.99
17	PC	LINCOLN DRIVE EXTENSION	4+99.34	18.80 RT	1364.02
18	PC	LINCOLN DRIVE EXTENSION	5+32.32	18.80 LT	1364.19
21	PT	LINCOLN DRIVE EXTENSION	6+30.71	18.80 RT	1365.58
22	PT	LINCOLN DRIVE EXTENSION	7+06.22	18.08 LT	1365.91
23	CI	LINCOLN DRIVE EXTENSION	8+73.71	18.32 LT	1367.58
24	CI	LINCOLN DRIVE EXTENSION	8+73.71	18.32 RT	1367.58
25	PC	LINCOLN DRIVE EXTENSION	8+62.22	18.08 LT	1365.89

LEGEND

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BM 2
CTL 5/8 CTA BLUE CAP
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Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date: 3/27/2026

KHA PROJECT: 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
Drawn BY: JAB
CHECKED BY: MRS

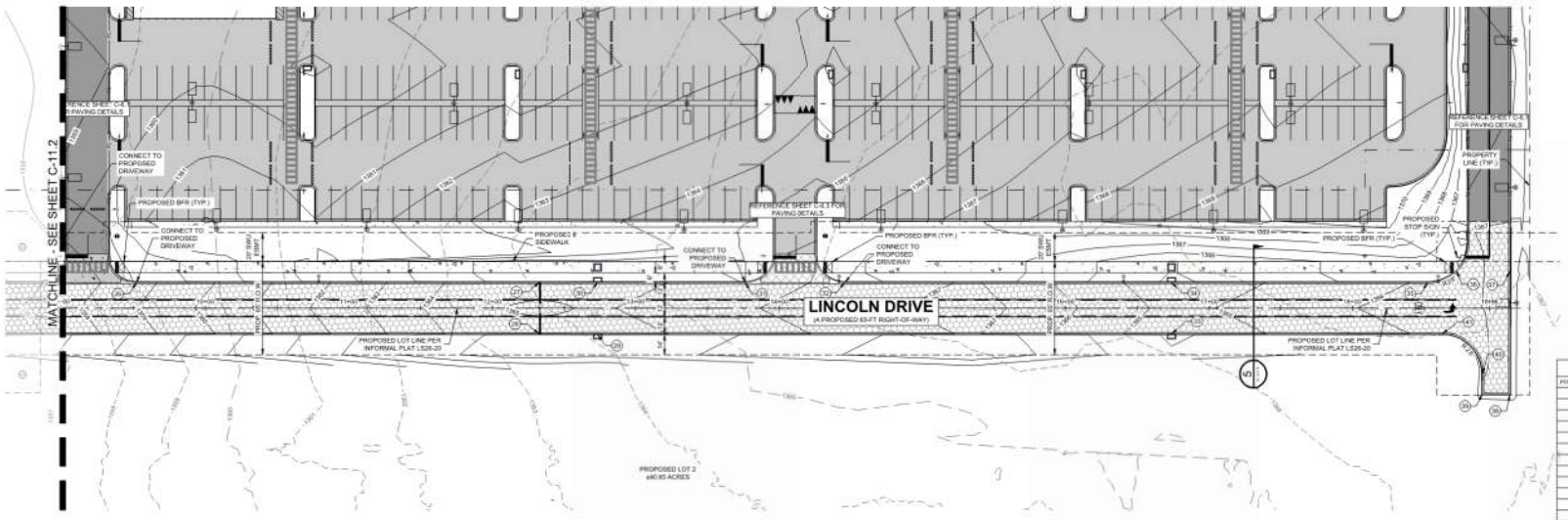
LINCOLN DRIVE WAREHOUSE

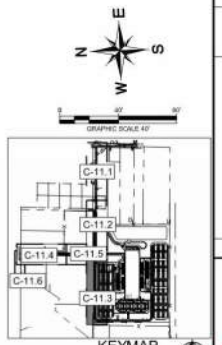
PREPARED FOR TC PURSUIT SERVICES, INC.

SPRINGDALE ARKANSAS

ROADWAY PLAN AND PROFILE (2 OF 5)

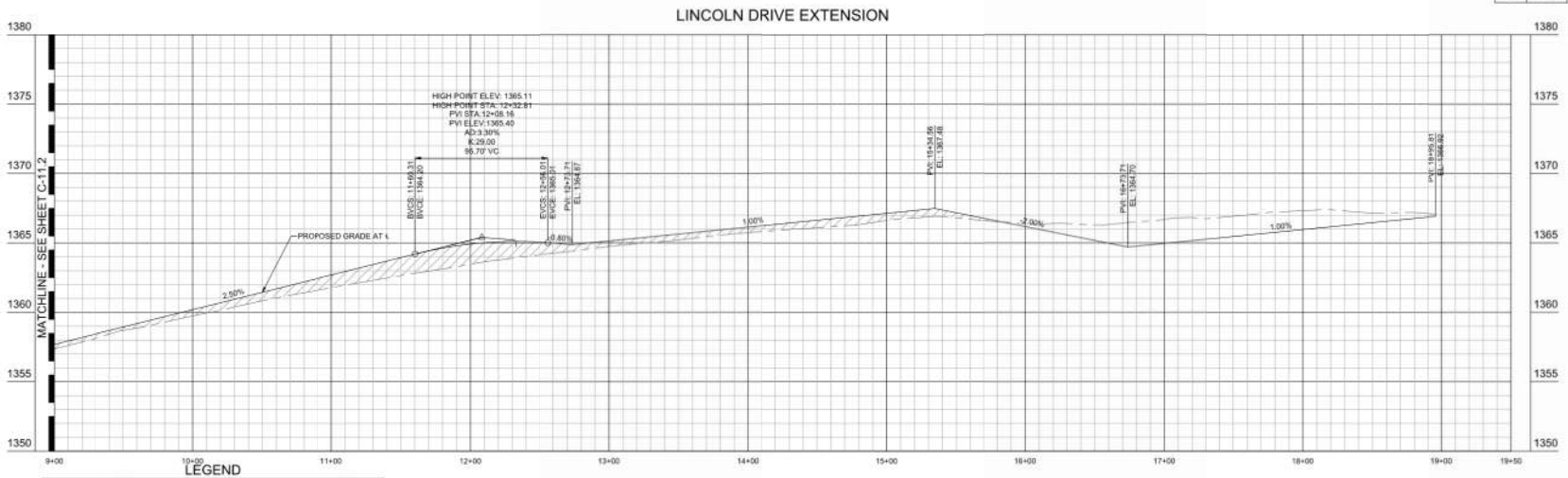
SHEET NUMBER
C-11.2





POINT TABLE

POINT NO.	DESCRIPTION	ALIGNMENT	STATION	OFFSET	ELEVATION
26	PT	LINCOLN DRIVE EXTENSION	9+52.23	18.00' LT	1368.64
27	HIGH POINT	LINCOLN DRIVE EXTENSION	12+32.86	18.00' LT	1368.75
28	HIGH POINT	LINCOLN DRIVE EXTENSION	12+32.44	18.00' RT	1368.75
29	CI	LINCOLN DRIVE EXTENSION	12+73.71	18.46' RT	1368.00
30	CI	LINCOLN DRIVE EXTENSION	12+73.71	18.46' LT	1368.00
31	PC	LINCOLN DRIVE EXTENSION	13+79.22	18.00' LT	1368.04
32	PT	LINCOLN DRIVE EXTENSION	14+40.22	18.00' LT	1368.24
33	CI	LINCOLN DRIVE EXTENSION	14+73.71	18.00' RT	1368.34
34	CI	LINCOLN DRIVE EXTENSION	14+73.69	18.00' LT	1368.34
35	PC	LINCOLN DRIVE EXTENSION	15+02.22	18.00' LT	1368.32
36	TIE TO EX	LINCOLN DRIVE EXTENSION	15+12.63	28.28' LT	1368.46
37	TIE TO EX	LINCOLN DRIVE EXTENSION	???	??? ???	1367.05
38	TIE TO EX	LINCOLN DRIVE EXTENSION	???	??? ???	1367.44
39	TIE TO EX	LINCOLN DRIVE EXTENSION	19+00.23	66.00' RT	1367.14
40	PC	LINCOLN DRIVE EXTENSION	19+00.22	66.00' RT	1368.03
41	PT	LINCOLN DRIVE EXTENSION	19+02.22	18.00' RT	1368.27



LEGEND

	PROPERTY LINE	1350.00	PROPOSED SPOT ELEVATION
1350	PROPOSED CONTOURS (1' INTERVAL)	ME	MATCH EXISTING
1350	EXISTING CONTOURS (1' INTERVAL)	TC	TOP OF CURB
	HIGH POINT	TG	TOP OF GRATE
	PUBLIC ROADWAY ASPHALT	TP	TOP OF PAVEMENT
	PROPOSED ASPHALT PAVEMENT MATCHING EXISTING PAVEMENT SECTION	GL	GUTTER LINE
		BS	BOTTOM OF SWALE
		EW	END OF WALL
		TW	TOP OF WALL
		BW	BOTTOM OF WALL
		TB	TOP OF BERM
	PROPOSED CONCRETE PAVEMENT MATCH EXISTING PAVEMENT SECTION	EX	EXISTING
		SW	SIDEWALK
	PROPOSED GRAVEL DRIVEWAY		
	ONSITE HEAVY DUTY ASPHALT		
	ONSITE STANDARD DUTY ASPHALT		

GRADING NOTES

1. ALL GRADING SPOTS SHOWN REFERENCE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ADA COMPLIANCE. FOR ANY QUESTIONS CONTACT OWNER/ARCHITECT IMMEDIATELY.
3. GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS: NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT TO EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES, ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.
5. MAXIMUM SLOPE IN GRASS AREAS SHALL BE 3:1.
6. SEE STORM CURB INLET SECTION GUTTERLINE FOR RELATIONSHIP OF NORMAL GUTTERLINE (PER PLAN) TO THROAT ELEVATION (PER DETAIL).
7. ALL STUMPS, BRUSH, GRASSES, AND SURFACE ORGANICS ARE TO BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
8. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER THE PLANS AND MAINTAIN STREETS FREE OF MUD, DIRT, AND DEBRIS FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES. SEE EROSION CONTROL FOR SPECIFIC DETAIL AND REQUIREMENTS.

PAVING NOTES

1. REFERENCE SHEET C-1.1 FOR GENERAL NOTES.
2. REFERENCE SHEET C-11.1 FOR PAVEMENT SECTIONS.
3. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
4. PAVEMENT THICKNESSES SHOWN ARE MINIMUMS.
5. ALL CURBS TO BE 6" IN HEIGHT UNLESS SPECIFIED OTHERWISE.
6. ALL CURB AND GUTTER SHALL BE CITY OF SPRINGDALE STANDARD DETAILS UNLESS SPECIFIED OTHERWISE. SEE SHEET C-6.6 FOR DETAILS.
7. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
8. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH THE LATEST ADA STANDARDS, THE STATE OF ARKANSAS STANDARDS, AND CITY OF SPRINGDALE DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

811 Know what's below. Call before you dig.

CAUTION!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:699036 Y:682104.7 ELEV: 1357.85

BM 2
CTL 5/8 CTA BLUE CAP
X:699896 Y:682104.7 ELEV:1348.18

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683389.3 ELEV:1347.12

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PHONE: 479.974.1283
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PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date: 3/27/2026

No.	REVISIONS	DATE	BY

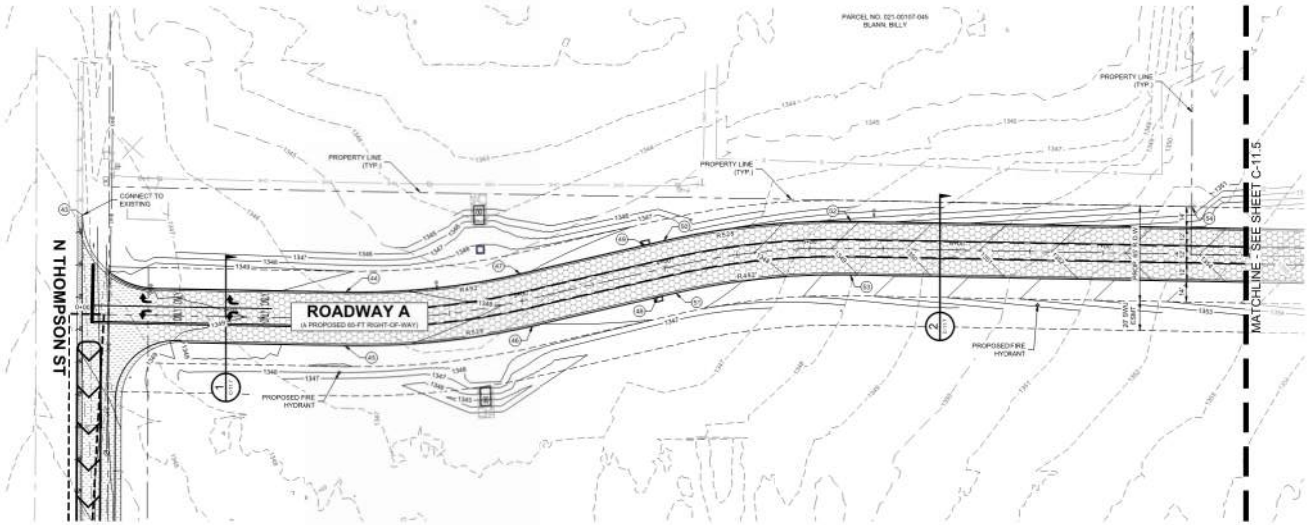
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

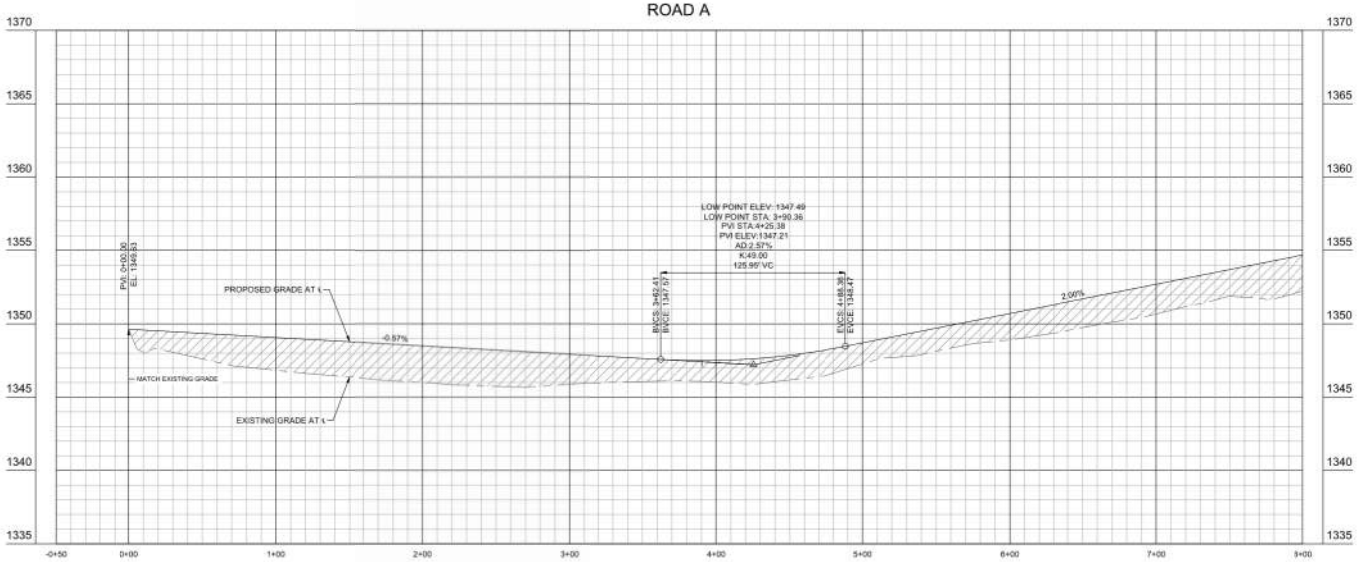
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

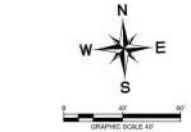
ROADWAY PLAN AND PROFILE (5 OF 5)

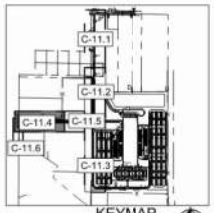
SHEET NUMBER
C-11.3

Return to Agenda









POINT TABLE

POINT NO.	DESCRIPTION	ALIGNMENT	STATION	OFFSET	ELEVATION
43	TIE TO ELE	ROAD A	111	111 111	111
44	PC	ROAD A	1+76.63	18.00' LT	1349.28
45	PC	ROAD A	1+76.63	18.00' RT	1349.28
46	PT	ROAD A	3+03.20	18.00' RT	1347.84
47	PT	ROAD A	3+03.20	18.00' LT	1347.84
48	CC	ROAD A	3+91.33	18.00' RT	1347.13
49	CC	ROAD A	3+89.96	18.00' LT	1347.13
50	PC	ROAD A	4+03.28	18.00' LT	1347.14
51	PT	ROAD A	4+03.28	18.00' RT	1347.14
52	PT	ROAD A	5+27.87	18.00' LT	1348.68
53	PT	ROAD A	5+27.87	18.00' RT	1348.68
54	PI	ROAD A	7+50.47	32.50' LT	1351.27

GRADING NOTES

1. ALL GRADING SPOTS SHOWN REFERENCE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ADA COMPLIANCE. FOR ANY QUESTIONS CONTACT OWNER/ARCHITECT IMMEDIATELY.
3. GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS SHALL CONFORM TO ALLAPPLICABLE A.D.A. STANDARDS: NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT TO EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
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5. MAXIMUM SLOPE IN GRASS AREAS SHALL BE 3:1.
6. SEE STORM CURB INLET SECTION GUTTERLINE FOR RELATIONSHIP OF NORMAL GUTTERLINE (PER PLAN) TO THROAT ELEVATION (PER DETAIL).
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PAVING NOTES

1. REFERENCE SHEET C-1.1 FOR GENERAL NOTES.
2. REFERENCE SHEET C-11.7 FOR PAVEMENT SECTIONS.
3. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
4. PAVEMENT THICKNESSES SHOWN ARE MINIMUMS.
5. ALL CURBS TO BE 6" IN HEIGHT UNLESS SPECIFIED OTHERWISE.
6. ALL CURB AND GUTTER SHALL BE CITY OF SPRINGDALE STANDARD DETAILS UNLESS SPECIFIED OTHERWISE. SEE SHEET C-6.6 FOR DETAILS.
7. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
8. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH THE LATEST ADA STANDARDS, THE STATE OF ARKANSAS STANDARDS, AND CITY OF SPRINGDALE DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

LEGEND

PROPERTY LINE	1350.00	PROPOSED SPOT ELEVATION
PROPOSED CONTOURS (1' INTERVAL)	ME	MATCH EXISTING
EXISTING CONTOURS (1' INTERVAL)	TC	TOP OF CURB
HIGH POINT	TG	TOP OF GRATE
PUBLIC ROADWAY ASPHALT	TP	TOP OF PAVEMENT
PROPOSED ASPHALT PAVEMENT MATCHING EXISTING PAVEMENT SECTION	GL	GUTTER LINE
PROPOSED CONCRETE PAVEMENT MATCH EXISTING PAVEMENT SECTION	BS	BOTTOM OF SWALE
PROPOSED GRAVEL DRIVEWAY	EW	END OF WALL
ONSITE HEAVY DUTY ASPHALT	TW	TOP OF WALL
ONSITE STANDARD DUTY ASPHALT	BW	BOTTOM OF WALL
	TB	TOP OF BERM
	EX	EXISTING
	SW	SIDEWALK

BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:698036 Y:682104.7 ELEV: 1357.85

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1348.18

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683389.3 ELEV:1347.12

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Kimley»Horn

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JHB
CHECKED BY: MRS

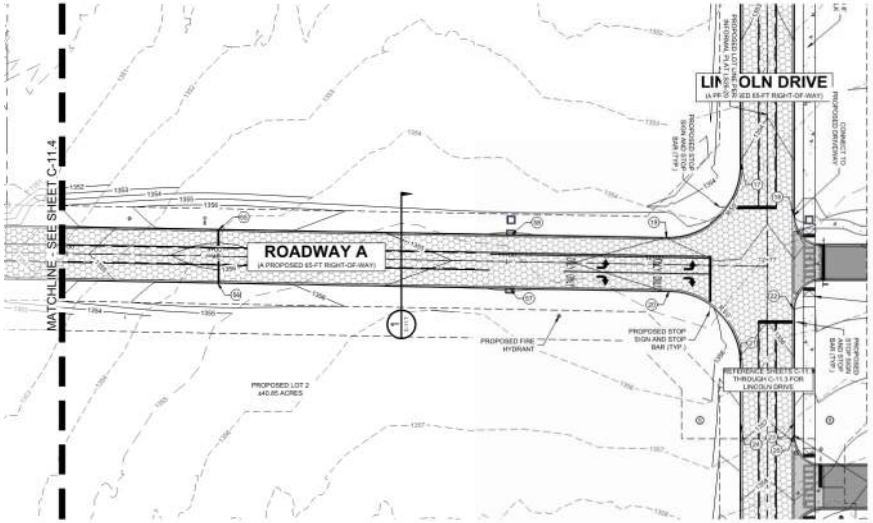
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

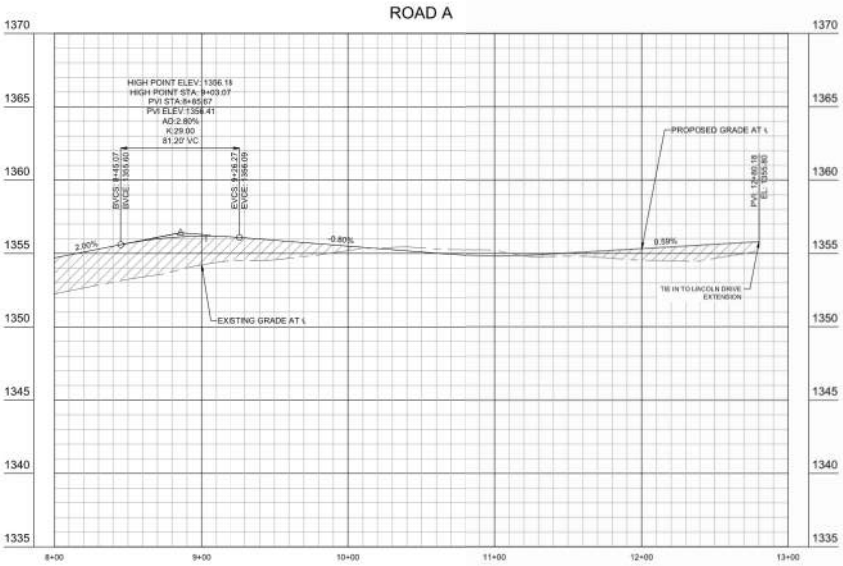
ROADWAY PLAN AND PROFILE (4 OF 5)

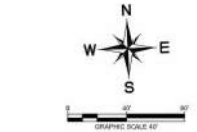
SHEET NUMBER
C-11.4

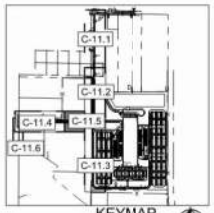
No.	REVISIONS	DATE	BY

Return to Agenda









POINT TABLE

POINT NO.	DESCRIPTION	ALIGNMENT	STATION	OFFSET	ELEVATION
19	PT	ROAD A	13+99.19	19.00' LT	1360.01
20	PC	ROAD A	13+15.67	19.00' RT	1358.09
56	HIGH POINT	ROAD A	9+03.00	19.00' LT	1356.92
55	HIGH POINT	ROAD A	9+03.00	19.00' RT	1356.92
57	C1	ROAD A	11+02.36	19.00' RT	1354.47
58	C1	ROAD A	11+02.36	19.00' LT	1354.47

LEGEND

	PROPERTY LINE	1350.00	PROPOSED SPOT ELEVATION
1350	PROPOSED CONTOURS (1' INTERVAL)	ME	MATCH EXISTING
1350	EXISTING CONTOURS (1' INTERVAL)	TC	TOP OF CURB
	HIGH POINT	TG	TOP OF GRATE
	PUBLIC ROADWAY ASPHALT	TP	TOP OF PAVEMENT
	PROPOSED ASPHALT PAVEMENT MATCHING EXISTING PAVEMENT SECTION	GL	GUTTER LINE
	PROPOSED CONCRETE PAVEMENT MATCH EXISTING PAVEMENT SECTION	BS	BOTTOM OF SWALE
	PROPOSED GRAVEL DRIVEWAY	EW	END OF WALL
	ONSITE HEAVY DUTY ASPHALT	TW	TOP OF WALL
	ONSITE STANDARD DUTY ASPHALT	BW	BOTTOM OF WALL
		TB	TOP OF BERM
		EX	EXISTING
		SW	SIDEWALK

GRADING NOTES

1. ALL GRADING SPOTS SHOWN REFERENCE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ADA COMPLIANCE. FOR ANY QUESTIONS CONTACT OWNER/ARCHITECT IMMEDIATELY.
3. GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS: NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT TO EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
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5. MAXIMUM SLOPE IN GRASS AREAS SHALL BE 3:1.
6. SEE STORM CURB INLET SECTION GUTTERLINE FOR RELATIONSHIP OF NORMAL GUTTERLINE (PER PLAN) TO THROAT ELEVATION (PER DETAIL).
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PAVING NOTES

1. REFERENCE SHEET C-1.1 FOR GENERAL NOTES.
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BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:699036 Y:682104.7 ELEV: 1357.85

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1348.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683389.3 ELEV:1347.12

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No.	REVISIONS	DATE	BY

PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

ROADWAY PLAN AND PROFILE (5 OF 5)

SHEET NUMBER
C-11.5

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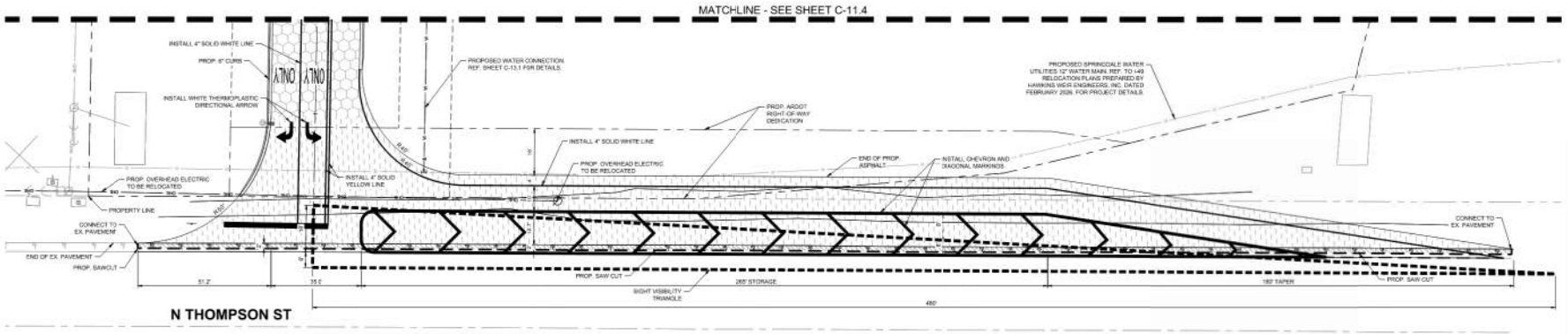
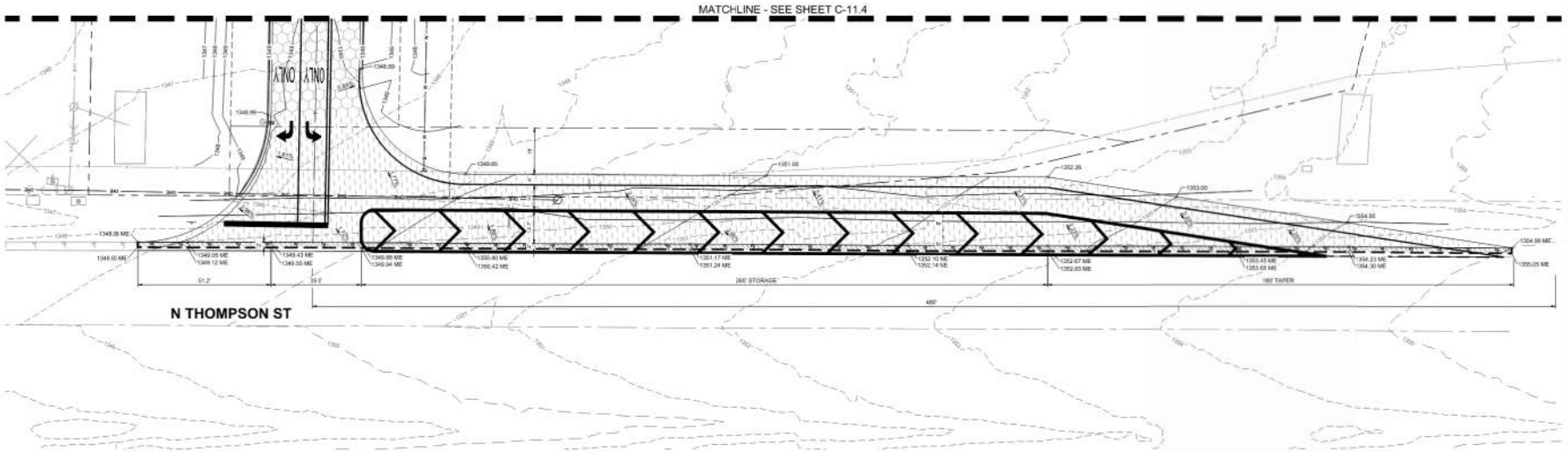


STRIPING AND DIMENSION PLAN



GRADING PLAN

LEGEND

	PROPERTY LINE	1330.00	PROPOSED SPOT ELEVATION
1330	PROPOSED CONTOURS (1' INTERVAL)	ME	MATCH EXISTING
1330	EXISTING CONTOURS (1' INTERVAL)	TC	TOP OF CURB
	HIGH POINT	TG	TOP OF GRATE
	PUBLIC ROADWAY ASPHALT	TP	TOP OF PAVEMENT
	PROPOSED ASPHALT PAVEMENT MATCHING EXISTING PAVEMENT SECTION	GL	GUTTER LINE
	PROPOSED CONCRETE PAVEMENT MATCH EXISTING PAVEMENT SECTION	BS	BOTTOM OF SWALE
	PROPOSED GRAVEL DRIVEWAY	EW	END OF WALL
	ONSITE HEAVY DUTY ASPHALT	TW	TOP OF WALL
	ONSITE STANDARD DUTY ASPHALT	BW	BOTTOM OF WALL
		TB	TOP OF BERM
		EX	EXISTING
		SW	SIDEWALK

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5. MAXIMUM SLOPE IN GRASS AREAS SHALL BE 3:1.
6. SEE STORM CURB INLET SECTION OUTTERLINE FOR RELATIONSHIP OF NORMAL GUTTERLINE (PER PLAN) TO THROAT ELEVATION (PER DETAIL).
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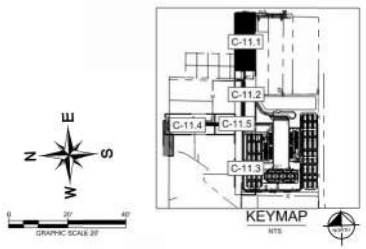
4. PAVEMENT THICKNESSES SHOWN ARE MINIMUMS.
5. ALL CURBS TO BE 6" IN HEIGHT UNLESS SPECIFIED OTHERWISE.
6. ALL CURB AND GUTTER SHALL BE CITY OF SPRINGDALE STANDARD DETAILS UNLESS SPECIFIED OTHERWISE. SEE SHEET C-6.5 FOR DETAILS.
7. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
8. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH THE LATEST ADA STANDARDS, THE STATE OF ARKANSAS STANDARDS, AND CITY OF SPRINGDALE DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.



BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:698006 Y:682104.7 ELEV: 1357.93

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1346.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683396.3 ELEV:1347.12

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No.	REVISIONS	DATE	BY

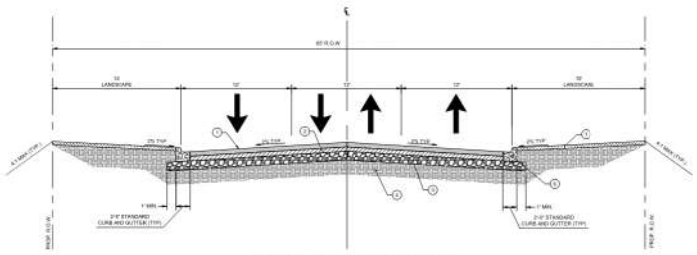
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

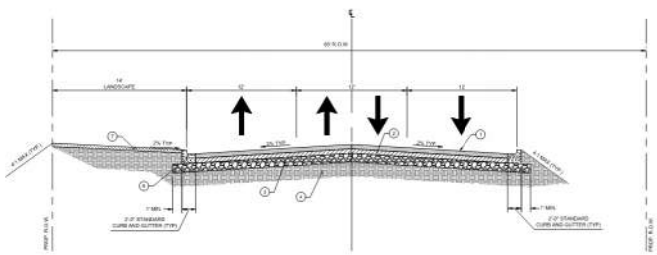
ROADWAY DECELERATION LANE

SHEET NUMBER
C-11.6

Return to Agenda



TYPICAL SECTION NO. 1
ROADWAY A
STA: 0+48.31 TO 4+03.25
7+80.00 TO 12+08.18
N.T.S

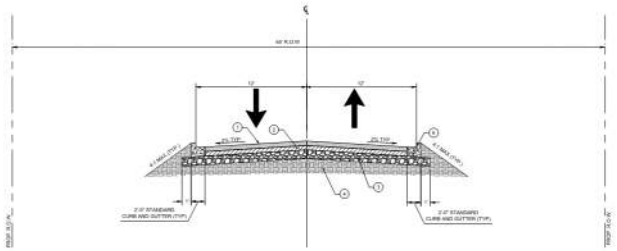


TYPICAL SECTION NO. 2
ROADWAY A
STA: 4+03.25 TO 7+80.00
N.T.S

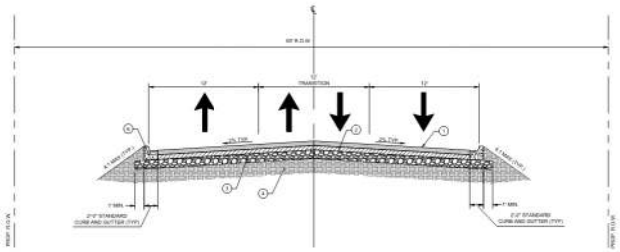
CONSTRUCTION NOTES

1. 2" TYPE II ACHM SURFACE COURSE OR OTHER APPROVED MIX
2. 3" TYPE II ACHM BINDER COURSE OR OTHER APPROVED MIX
3. 8" CLASS 7 AGGREGATE BASE COURSE OR COMPACTED TO 95% OR MODIFIED PROCTOR DENSITY
4. 6" COMPACTED SUBGRADE PER GEOTECH REPORT
5. 4" CONCRETE SIDEWALK PER CITY OF SPRINGDALE STANDARDS
6. STANDARD CURB AND GUTTER (REF. SHEET C-6.6 FOR DETAILS)
7. 2" TOPSOIL AND HYDROMULCH ANY AREAS BEYOND THE BACK OF CURB (REF LANDSCAPE PLANS)

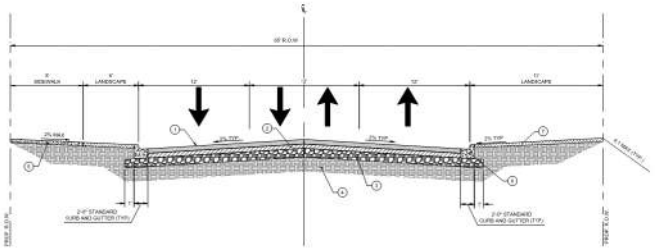
NOTES:
REFER TO GEOTECH REPORT BY XXX
REPORT NO. XXX-XX-XXX ISSUED XXXX, XXXX FOR FURTHER INFORMATION.



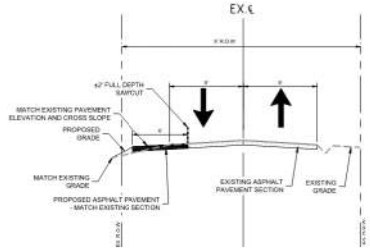
TYPICAL SECTION NO. 3
LINCOLN DRIVE
0+46.48 TO 0+07.48
N.T.S



TYPICAL SECTION NO. 4
LINCOLN DRIVE
STA: 0+07.48 TO 2+21.17
N.T.S



TYPICAL SECTION NO. 5
LINCOLN DRIVE
STA: 2+21.17 TO 18+52.26
N.T.S



TYPICAL SECTION NO. 6
LINCOLN DRIVE WIDENING

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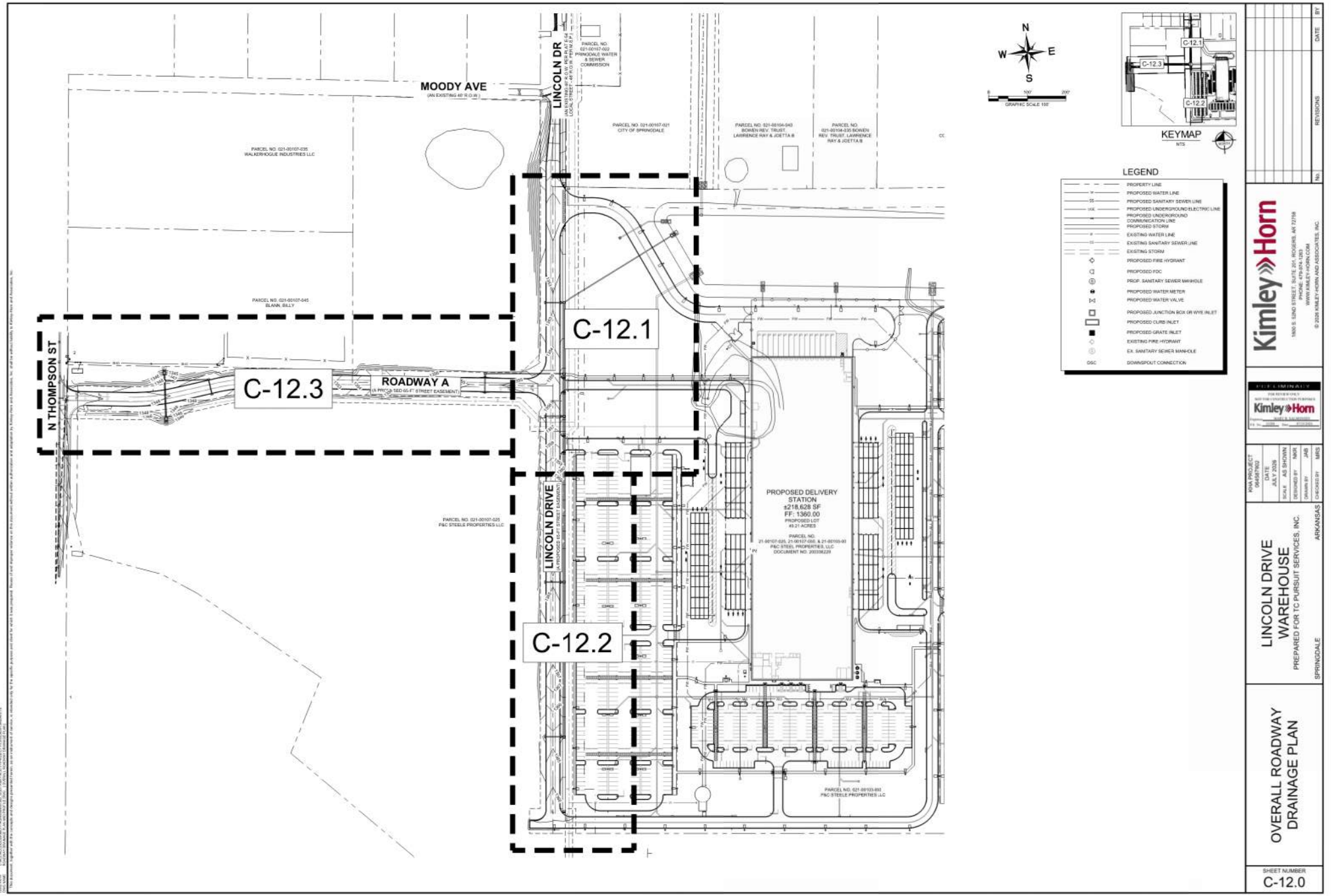
KHA PROJECT 064567002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
Drawn By: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

ROADWAY TYPICALS

SHEET NUMBER
C-11.7



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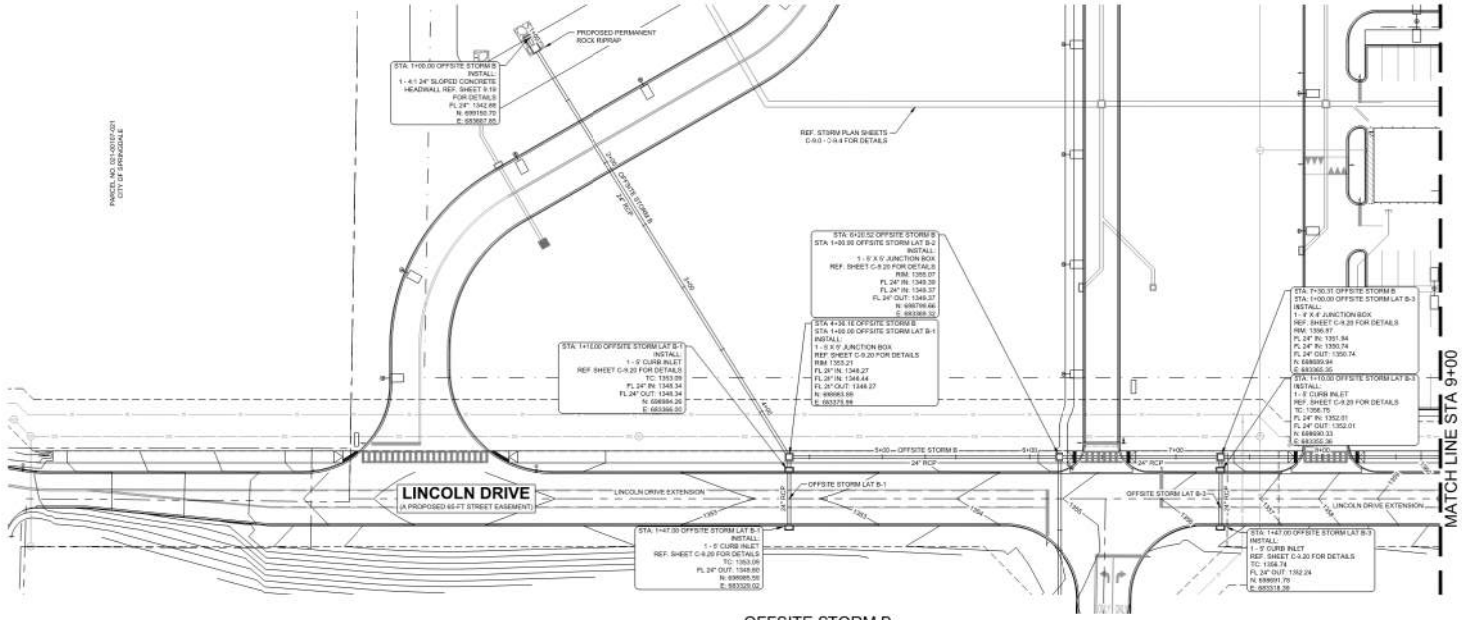
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

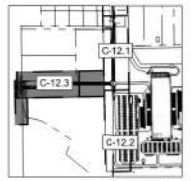
KHA PROJECT 068587002
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
DRAWN BY JAB
CHECKED BY MRS

OVERALL ROADWAY DRAINAGE PLAN

SHEET NUMBER C-12.0

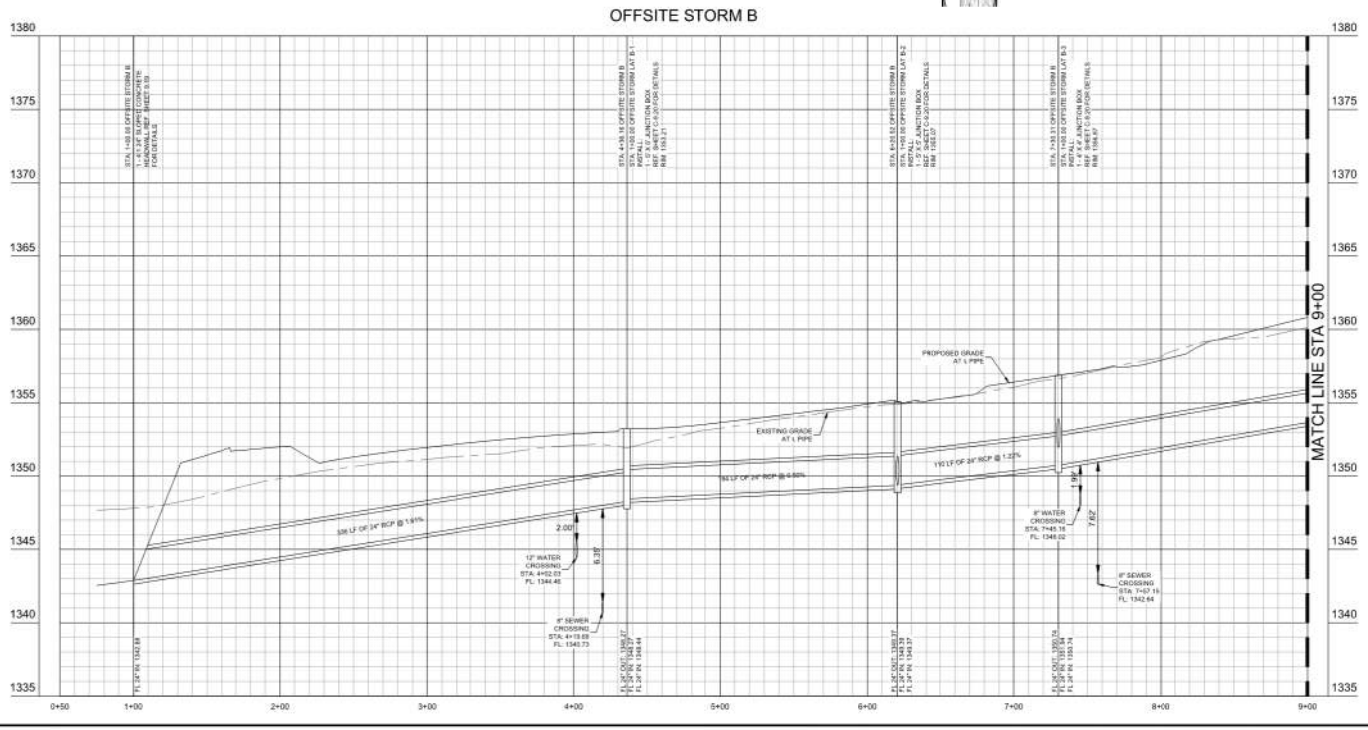
Return to Agenda





LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND COMMUNICATION LINE
- PROPOSED STORM
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROP. SANITARY SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED JUNCTION BOX OR WYE INLET
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- EXISTING FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- DSC DOWNSPOUT CONNECTION



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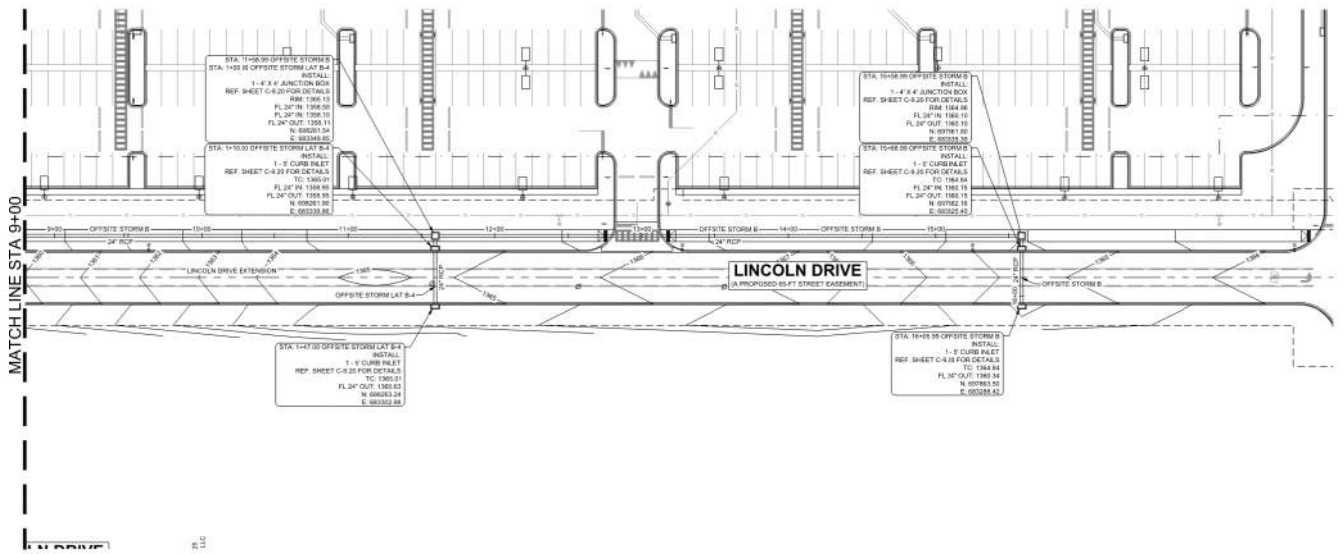
No.	REVISIONS	DATE	BY

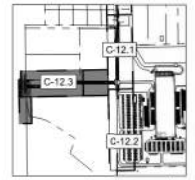
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JHB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

ROADWAY DRAINAGE PLAN (1 OF 4)

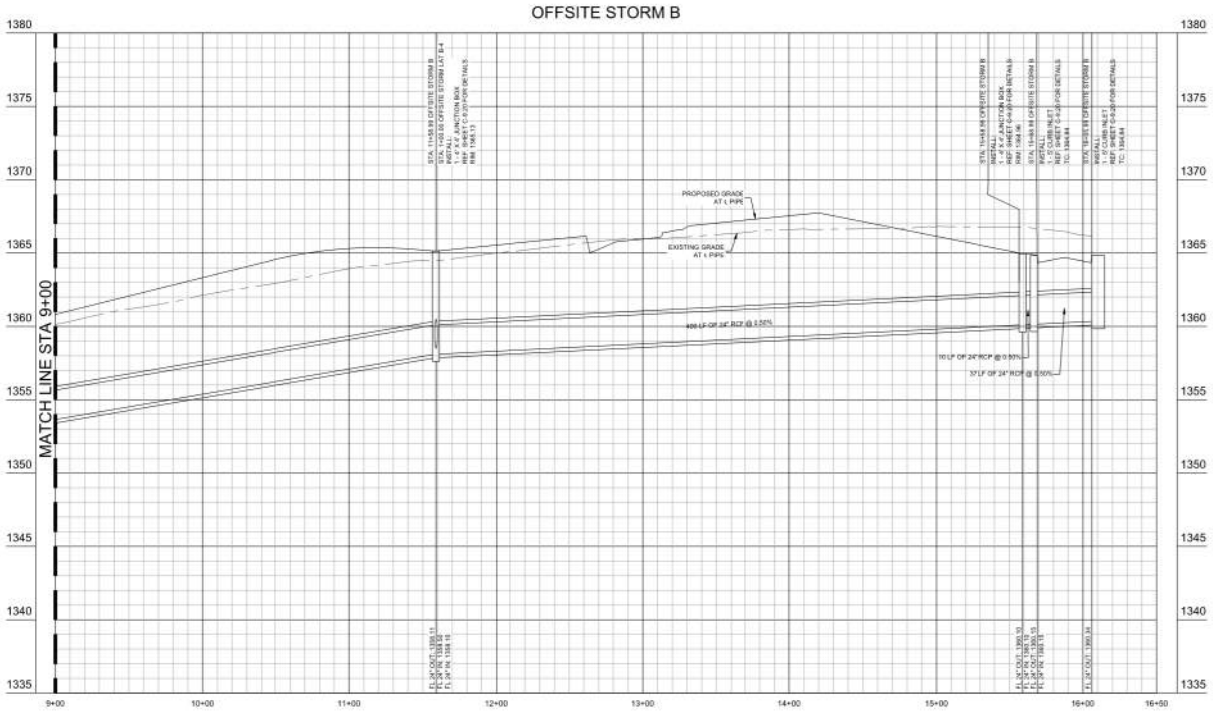
SHEET NUMBER
C-12.1





LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND COMMUNICATION LINE
- PROPOSED STORM
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROP. SANITARY SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED JUNCTION BOX OR WYE INLET
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- EXISTING FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- DSC DOWNSPOUT CONNECTION



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Kimley»Horn
Registered Professional Engineer
Date: 07/17/2026

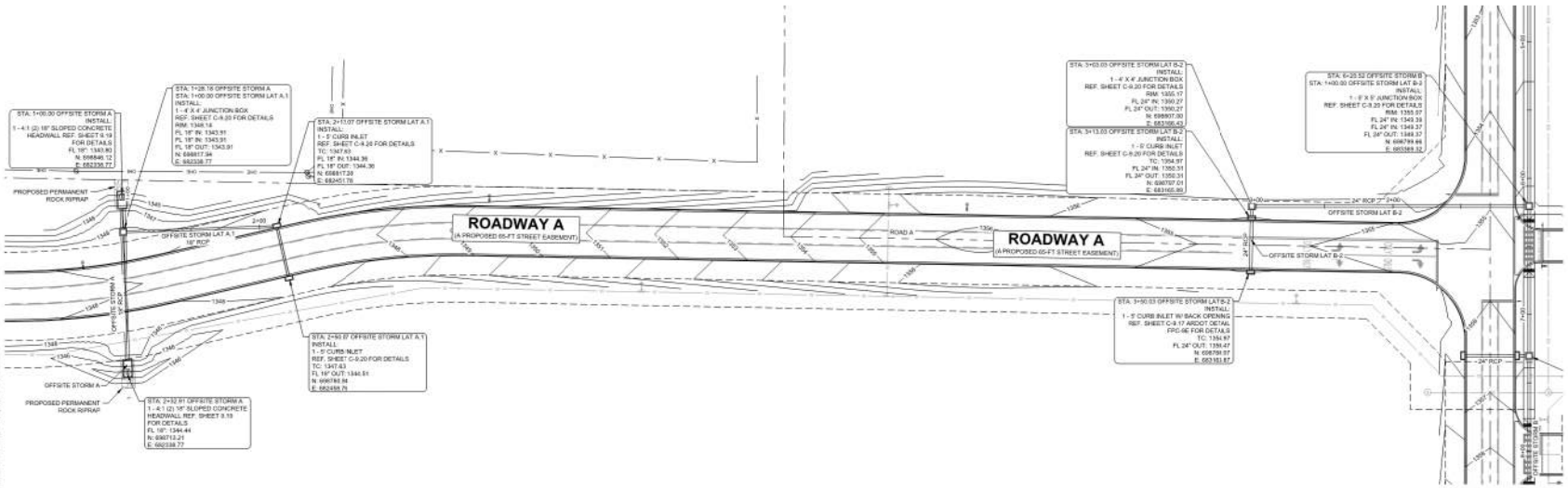
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
Drawn BY: JHB
CHECKED BY: MRS

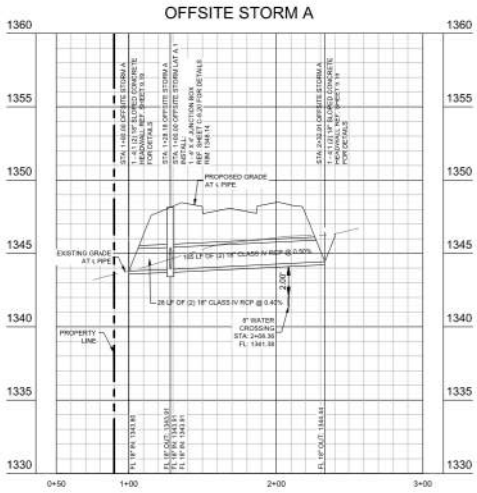
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

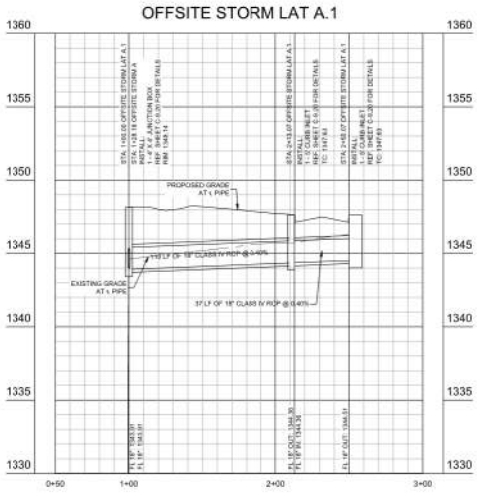
ROADWAY DRAINAGE PLAN (2 OF 4)

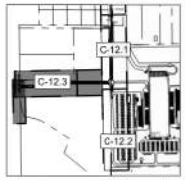
SHEET NUMBER
C-12.2

Return to Agenda









KEYMAP
NTS

LEGEND

	PROPERTY LINE
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
UGE	PROPOSED UNDERGROUND ELECTRIC LINE
UC	PROPOSED UNDERGROUND COMMUNICATION LINE
	PROPOSED STORM
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
	EXISTING STORM
	PROPOSED FIRE HYDRANT
	PROPOSED FDC
	PROP. SANITARY SEWER MANHOLE
	PROPOSED WATER METER
	PROPOSED WATER VALVE
	PROPOSED JUNCTION BOX OR WYE INLET
	PROPOSED CURB INLET
	PROPOSED GRATE INLET
	EXISTING FIRE HYDRANT
	EX. SANITARY SEWER MANHOLE
DSC	DOWNSPOUT CONNECTION

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REVISIONS

No.	DATE	BY

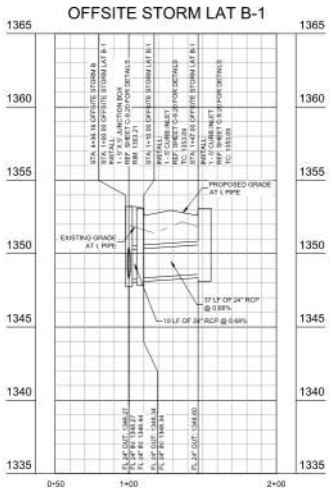
KHA PROJECT 064567002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

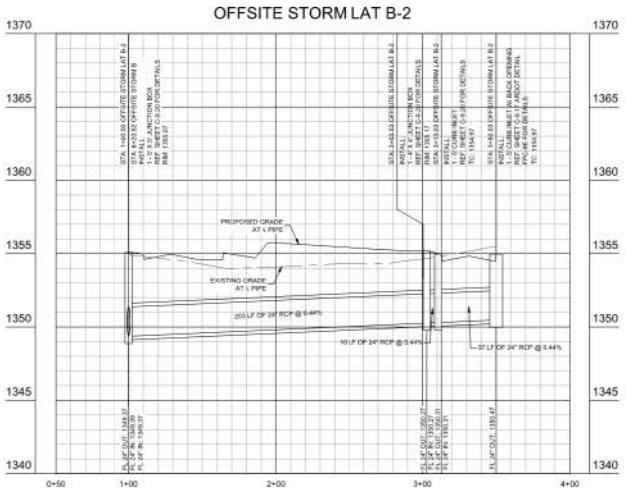
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

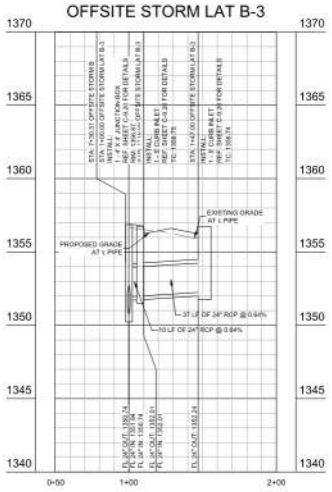
ROADWAY DRAINAGE PLAN (3 OF 4)

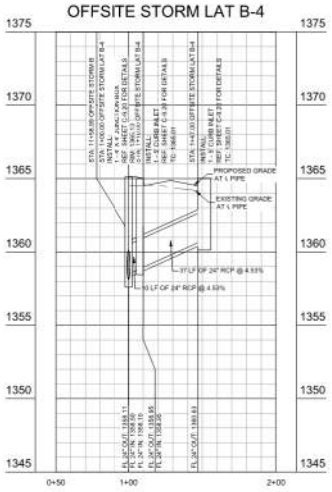
SHEET NUMBER
C-12.3

Return to Agenda









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No.	REVISIONS	DATE	BY

KHA PROJECT 064587002
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
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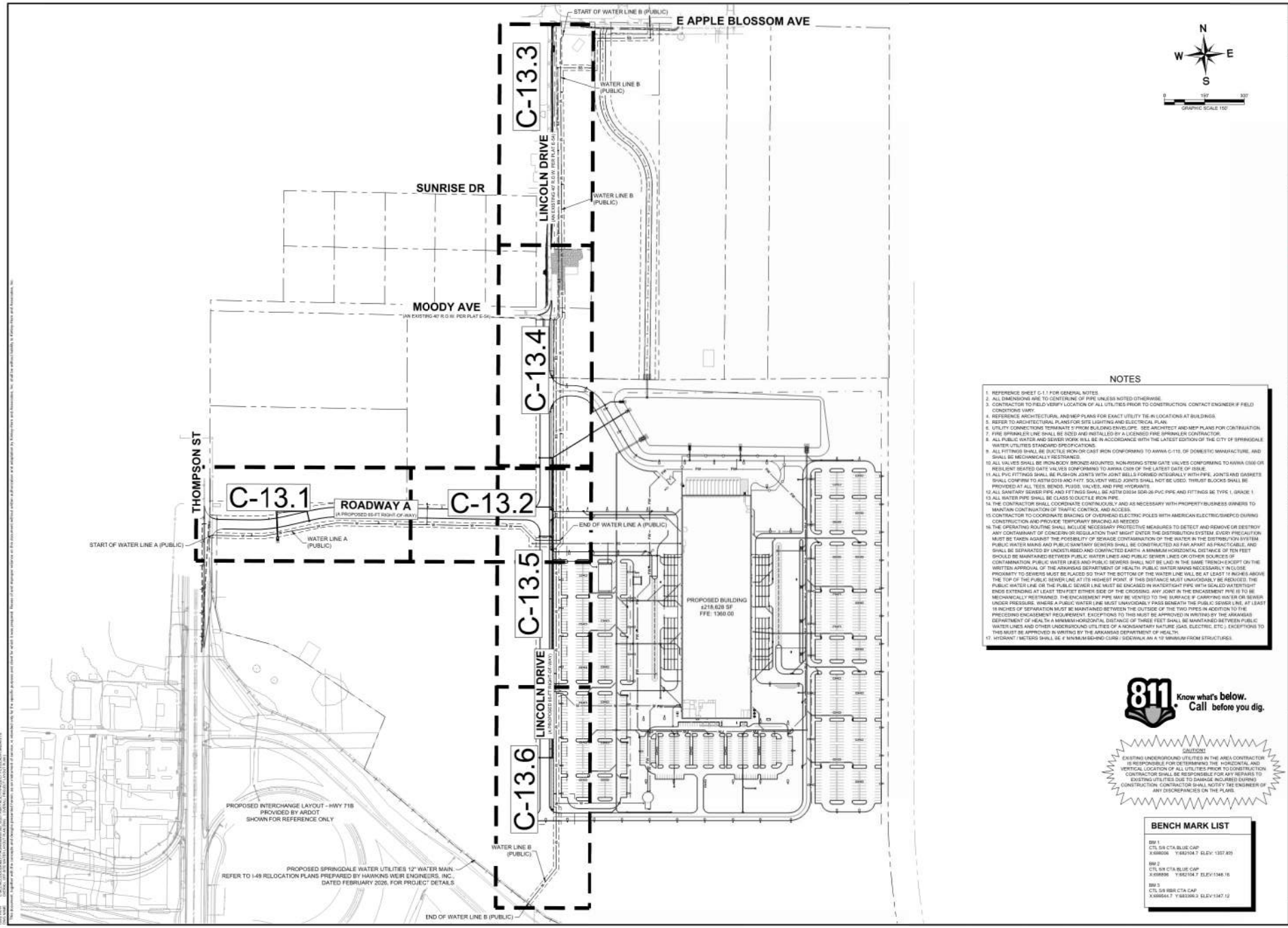
CHECKED BY MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

ROADWAY DRAINAGE PLAN (4 OF 4)

SHEET NUMBER C-12.4

Return to Agenda



NOTES

1. REFERENCE SHEET C-1.1 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY.
4. REFERENCE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY TIE-IN LOCATIONS AT BUILDINGS.
5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
6. UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
7. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
8. ALL PUBLIC WATER AND SEWER WORK WILL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS.
9. ALL FITTINGS SHALL BE DUCTILE IRON OR CAST IRON CONFORMING TO AWWA C-110, OF DOMESTIC MANUFACTURE, AND SHALL BE MECHANICALLY RESTRAINED.
10. ALL VALVES SHALL BE IRON-BODY, BRONZE-MOUNTED, NON-RISING STEM GATE VALVES CONFORMING TO AWWA C500 OR RESILIENT SEATED GATE VALVES CONFORMING TO AWWA C509 OF THE LATEST DATE OF ISSUE.
11. ALL PVC FITTINGS SHALL BE PUSH-ON JOINTS WITH JOINT BELLS FORMED INTEGRALLY WITH PIPE, JOINTS AND GASKETS SHALL CONFORM TO ASTM D3139 AND F477. SOLVENT WELD JOINTS SHALL NOT BE USED. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, BENDS, PLUGS, VALVES, AND FIRE HYDRANTS.
12. ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE ASTM D3034 SDR-26 PVC PIPE AND FITTINGS BE TYPE 1, GRADE 1.
13. ALL WATER PIPE SHALL BE CLASS 50 DUCTILE IRON PIPE.
14. THE CONTRACTOR SHALL COORDINATE CONTINUOUSLY AND AS NECESSARY WITH PROPERTY/BUSINESS OWNERS TO MAINTAIN CONTINUATION OF TRAFFIC CONTROL AND ACCESS.
15. CONTRACTOR TO COORDINATE BRACING OF OVERHEAD ELECTRIC POLES WITH AMERICAN ELECTRIC/SWEPCO DURING CONSTRUCTION AND PROVIDE TEMPORARY BRACING AS NEEDED.
16. THE OPERATING ROUTINE SHALL INCLUDE NECESSARY PROTECTIVE MEASURES TO DETECT AND REMOVE OR DESTROY ANY CONTAMINANT OF CONCERN OR REGULATION THAT MIGHT ENTER THE DISTRIBUTION SYSTEM. EVERY PRECAUTION MUST BE TAKEN AGAINST THE POSSIBILITY OF SEWAGE CONTAMINATION OF THE WATER IN THE DISTRIBUTION SYSTEM. PUBLIC WATER MAINS AND PUBLIC SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN PUBLIC WATER LINES AND PUBLIC SEWER LINES OR OTHER SOURCES OF CONTAMINATION. PUBLIC WATER LINES AND PUBLIC SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. PUBLIC WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE PUBLIC SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE PUBLIC WATER LINE OR THE PUBLIC SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SCALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A PUBLIC WATER LINE MUST UNAVOIDABLY PASS BENEATH THE PUBLIC SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN PUBLIC WATER LINES AND OTHER UNDERGROUND UTILITIES OF A NONSANITARY NATURE (GAS, ELECTRIC, ETC.). EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.
17. HYDRANT / METERS SHALL BE 4' MINIMUM BEHIND CURB / SIDEWALK AND A 10' MINIMUM FROM STRUCTURES.

811 Know what's below. Call before you dig.

CAUTION
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:699006 Y:682104.7 ELEV: 1357.93

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1348.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683366.3 ELEV:1347.12

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No.	REVISIONS	DATE	BY

PRELIMINARY
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Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JHB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OVERALL OFFSITE WATER PLAN

SHEET NUMBER
C-13.0

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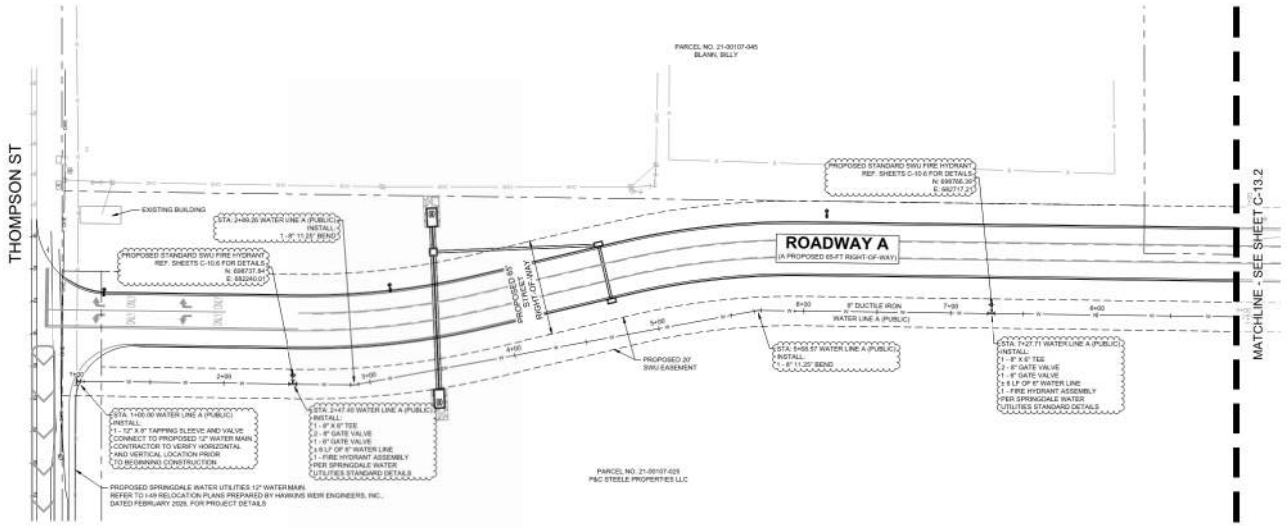

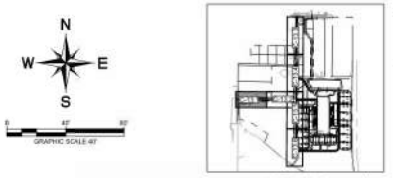

KEYMAP

LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE MAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND COMMUNICATION LINE
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- PROPOSED STORM MANHOLE
- PROPOSED WYE INLET
- PROPOSED LANDSCAPE DRAIN
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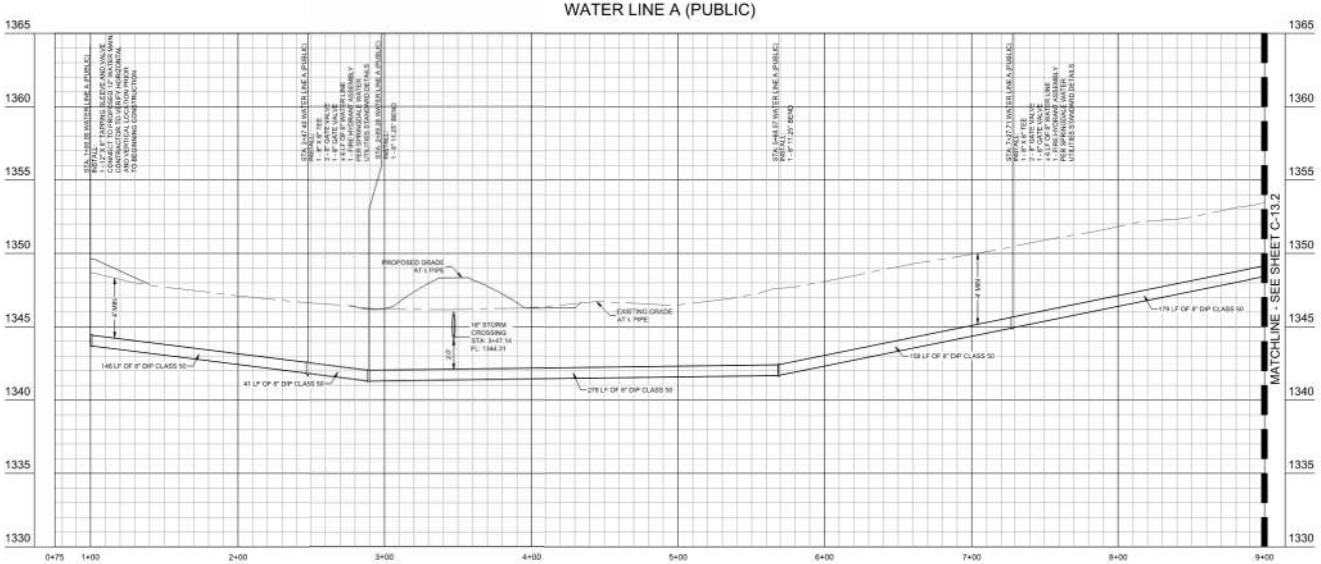

GEOTECH NOTE

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TITLE: XXXXXXXX;
XXXXXX PROJECT NUMBER: XXXXXX
BY: XXXXXX
DATED: XXXXX XX, XXXX

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BM 1
CTL SW CTA BLUE CAP
X:699036 Y:682104.7 ELEV: 1357.85

BM 2
CTL SW CTA BLUE CAP
X:699896 Y:682104.7 ELEV:1346.16

BM 3
CTL SW RBR CTA CAP
X:699544.7 Y:683399.3 ELEV:1347.12

No.	REVISIONS	DATE	BY

Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1283
WWW.KIMLEY-HORN.COM
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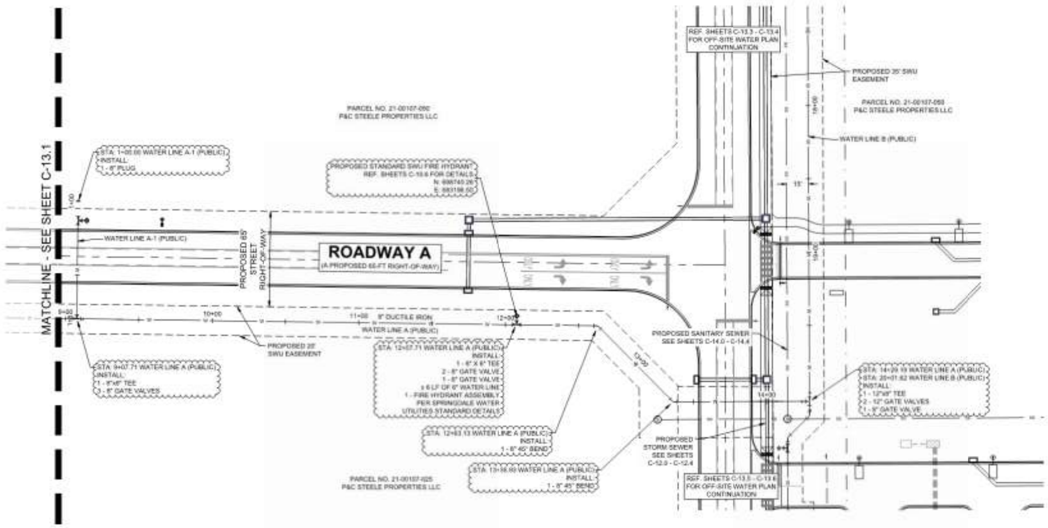
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date: 3/27/2026

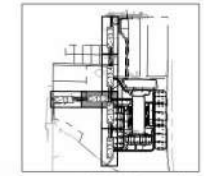
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OFFSITE WATER PLAN & PROFILE (1 OF 6)

SHEET NUMBER
C-13.1




KEYMAP

NTS

LEGEND

- PROPERTY LINE
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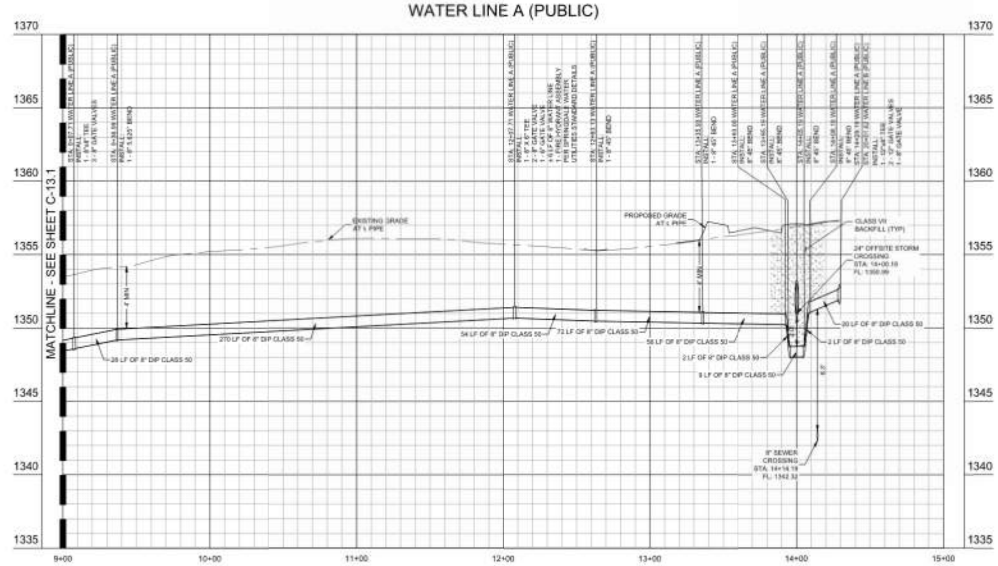

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BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:656036 Y:682104.7 ELEV: 1357.893

BM 2
CTL 5/8 CTA BLUE CAP
X:656696 Y:682104.7 ELEV:1348.16

BM 3
CTL 5/8 RBR CTA CAP
X:656544.7 Y:683269.3 ELEV:1347.12

GEOTECH NOTE

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TITLE: XXXXXXX
XXXXXX PROJECT NUMBER: XXXXXX
BY: XXXXXX
DATED: XXXXX XX, XXXX

No. | REVISIONS | DATE | BY

Kimley»Horn

1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1263
WWW.KIMLEY-HORN.COM
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PRELIMINARY
FOR REVIEW ONLY
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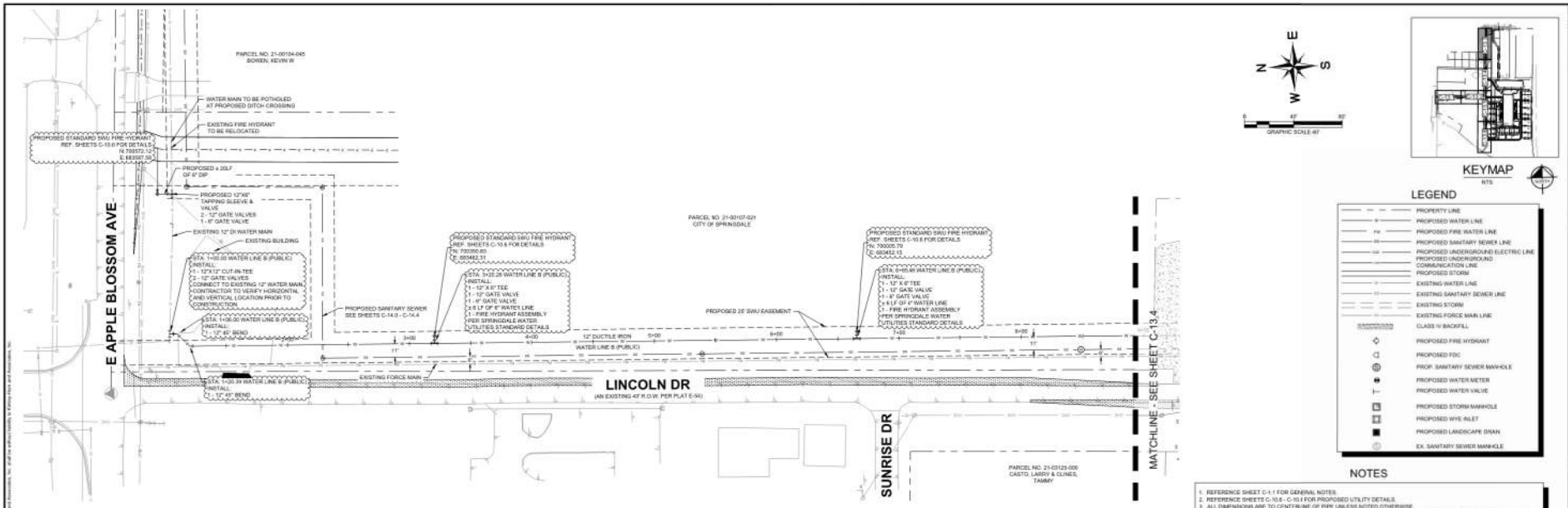
KHA PROJECT 064587002
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
DRAWN BY JAB
CHECKED BY MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OFFSITE WATER PLAN & PROFILE (2 OF 6)

SHEET NUMBER
C-13.2



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BY: XXXXXX
DATED: XXXXX XX, XXXX

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KEYMAP

GRAPHIC SCALE: 40'

Kimley»Horn
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PHONE: 479-974-1283
WWW.KIMLEY-HORN.COM
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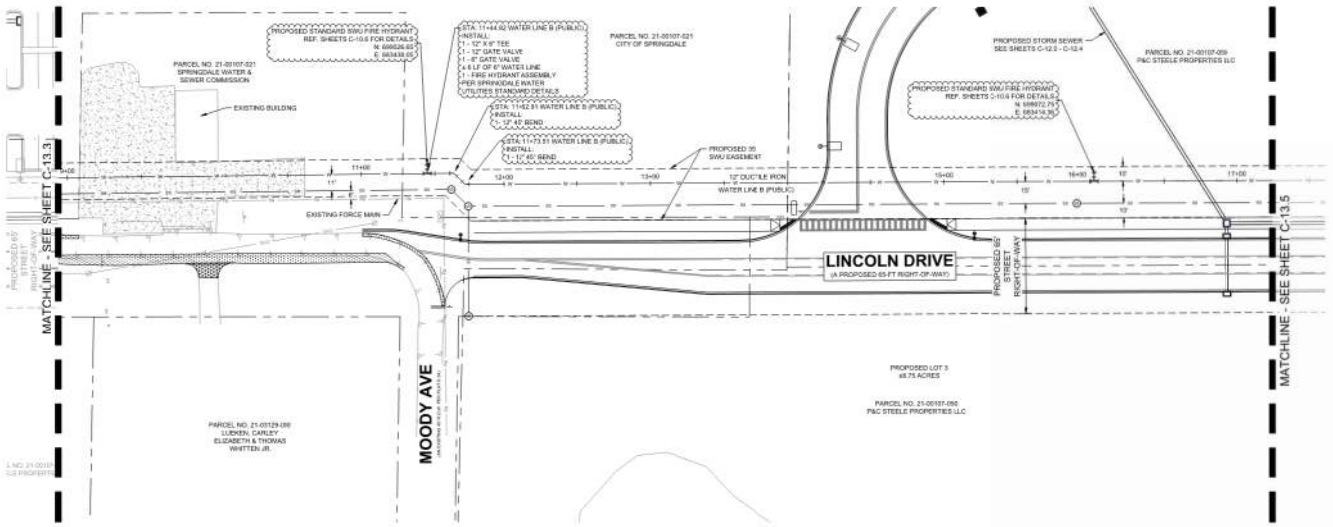
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JMB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OFFSITE WATER PLAN & PROFILE (3 OF 6)

SHEET NUMBER
C-13.3

No.	REVISIONS	DATE	BY



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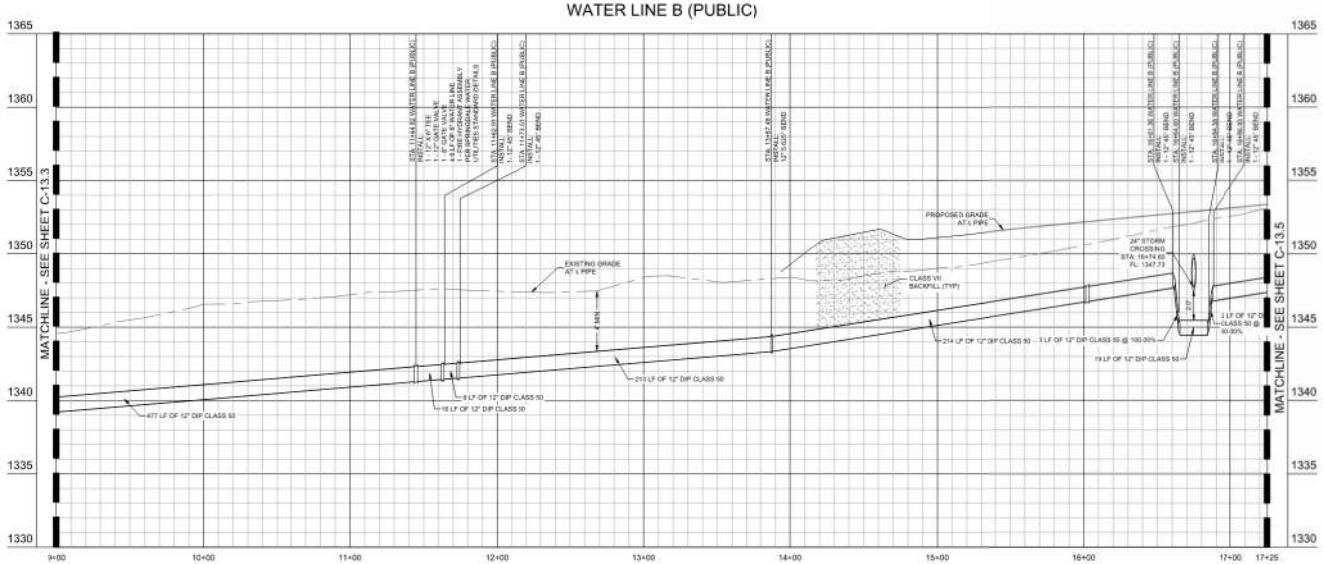
WATER LINE B (PUBLIC)



GEOTECH NOTE

REFER TO GEOTECHNICAL REPORT AND ALL ADDENDA FOR SPECIFICATIONS FOR PAVEMENT SECTIONS AND SUBGRADE PREPARATION.
TITLE: XXXXXXXX
XXXXXX PROJECT NUMBER: XXXXXX
BY: XXXXXX
DATED: XXXXX XX, XXXX

811 Know what's below. Call before you dig.

CAUTION

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BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:699036 Y:682104.7 ELEV:1357.85

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1346.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683399.3 ELEV:1347.12

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PHONE: 479-974-1283
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No.	REVISIONS	DATE	BY

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NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date: 3/27/2026

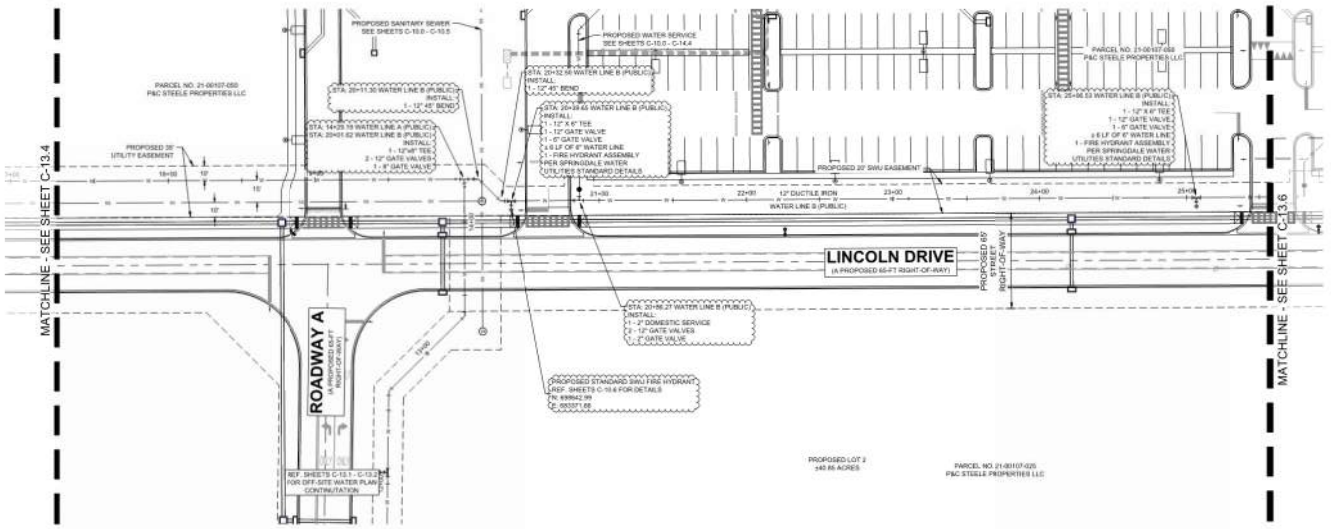
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JMB
CHECKED BY: MRS

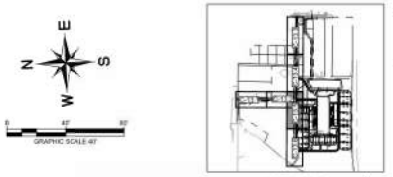
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OFFSITE WATER PLAN & PROFILE (4 OF 6)

SHEET NUMBER
C-13.4

Return to Agenda



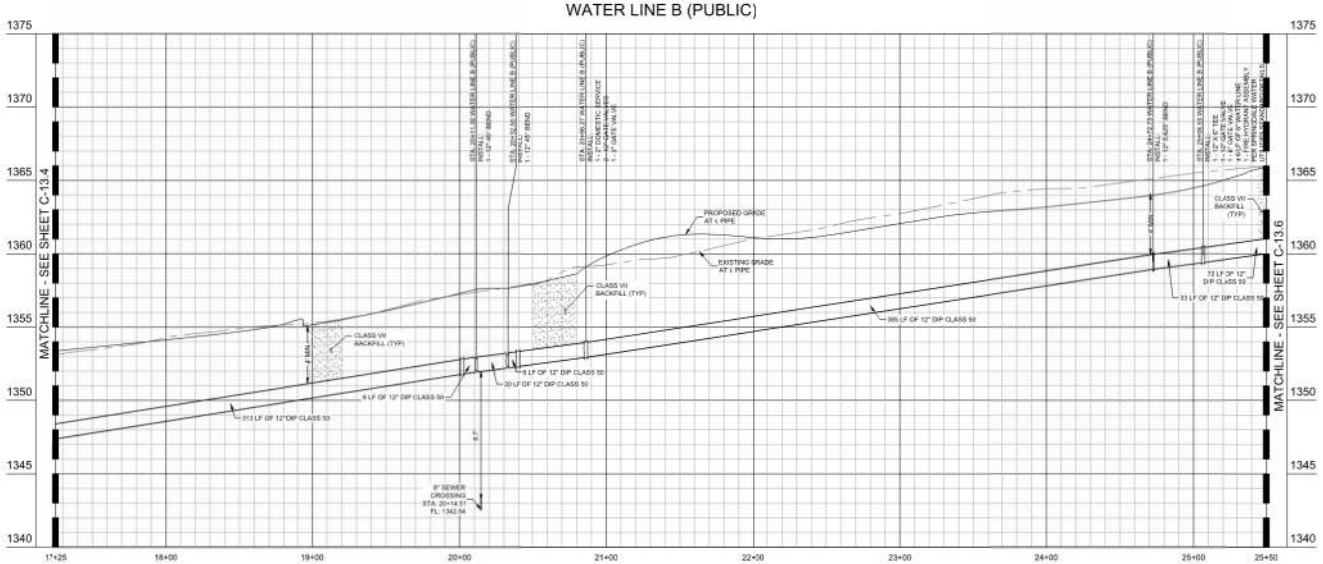


KEYMAP
NTS

LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND COMMUNICATION LINE
- PROPOSED STORM
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM
- EXISTING FORCE MAIN LINE
- CLASS IV BACKFILL
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROP. SANITARY SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED STORM MANHOLE
- PROPOSED WYE INLET
- PROPOSED LANDSCAPE DRAIN
- EX. SANITARY SEWER MANHOLE

WATER LINE B (PUBLIC)



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DATED: XXXXX XX, XXXX

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X:698036 Y:682104.7 ELEV:1357.85

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1346.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683399.3 ELEV:1347.12

No.	REVISIONS	DATE	BY

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PHONE: 479.974.1283
WWW.KIMLEY-HORN.COM
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Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
DATE

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OFFSITE WATER PLAN & PROFILE (5 OF 6)

SHEET NUMBER
C-13.5

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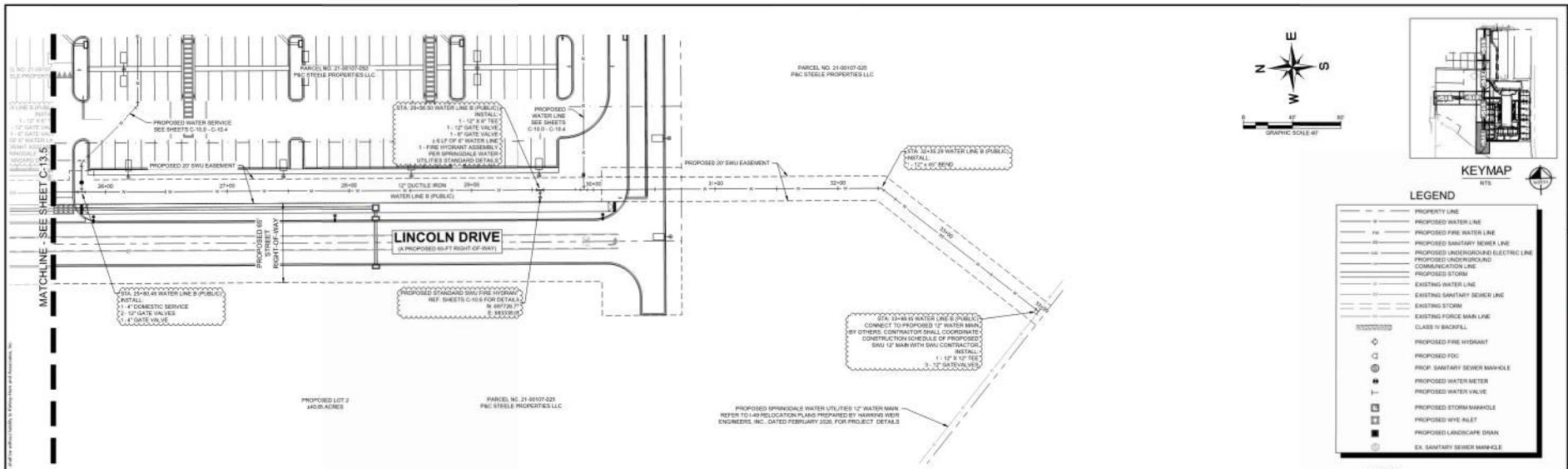

LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE MAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND COMMUNICATION LINE
- PROPOSED STORM
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM
- EXISTING FORCE MAIN LINE
- CLASS IV BACKFILL
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROP. SANITARY SEWER MANHOLE
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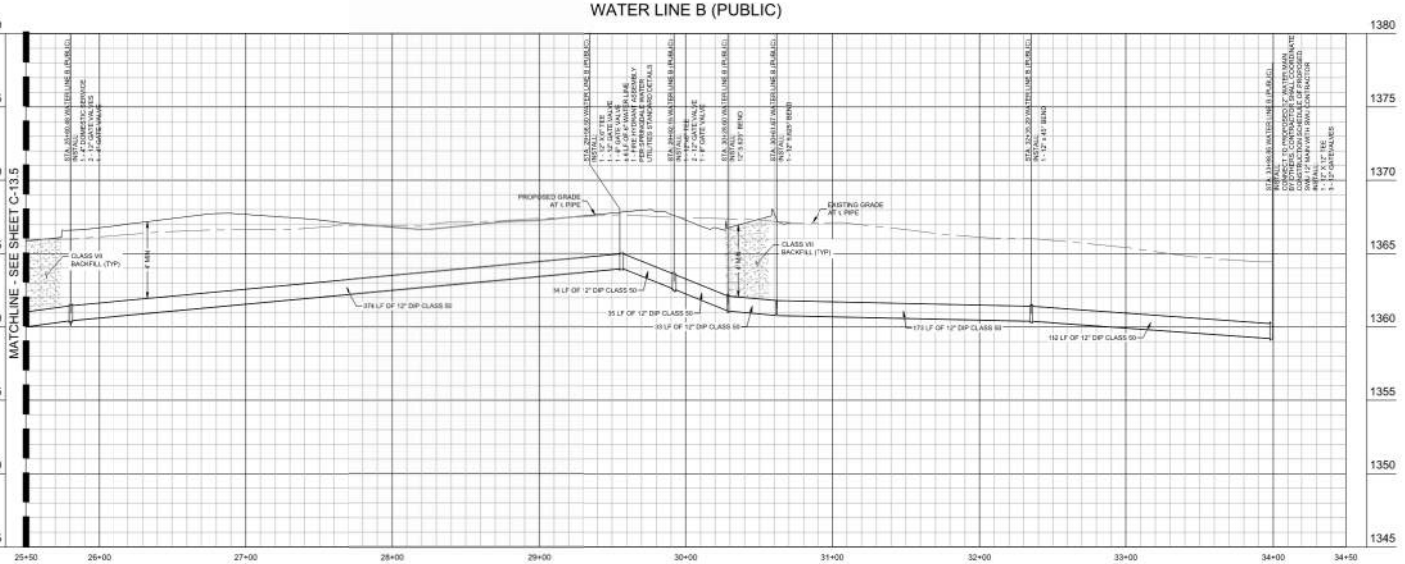

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X:699036 Y:682104.7 ELEV:1357.85

BM 2
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TITLE: XXXXXXXX;
XXXXXX PROJECT NUMBER: XXXXXX
BY: XXXXXX
DATED: XXXXX XX, XXXX

Kimley»Horn
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PHONE: 479-974-1283
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No.	REVISIONS	DATE	BY

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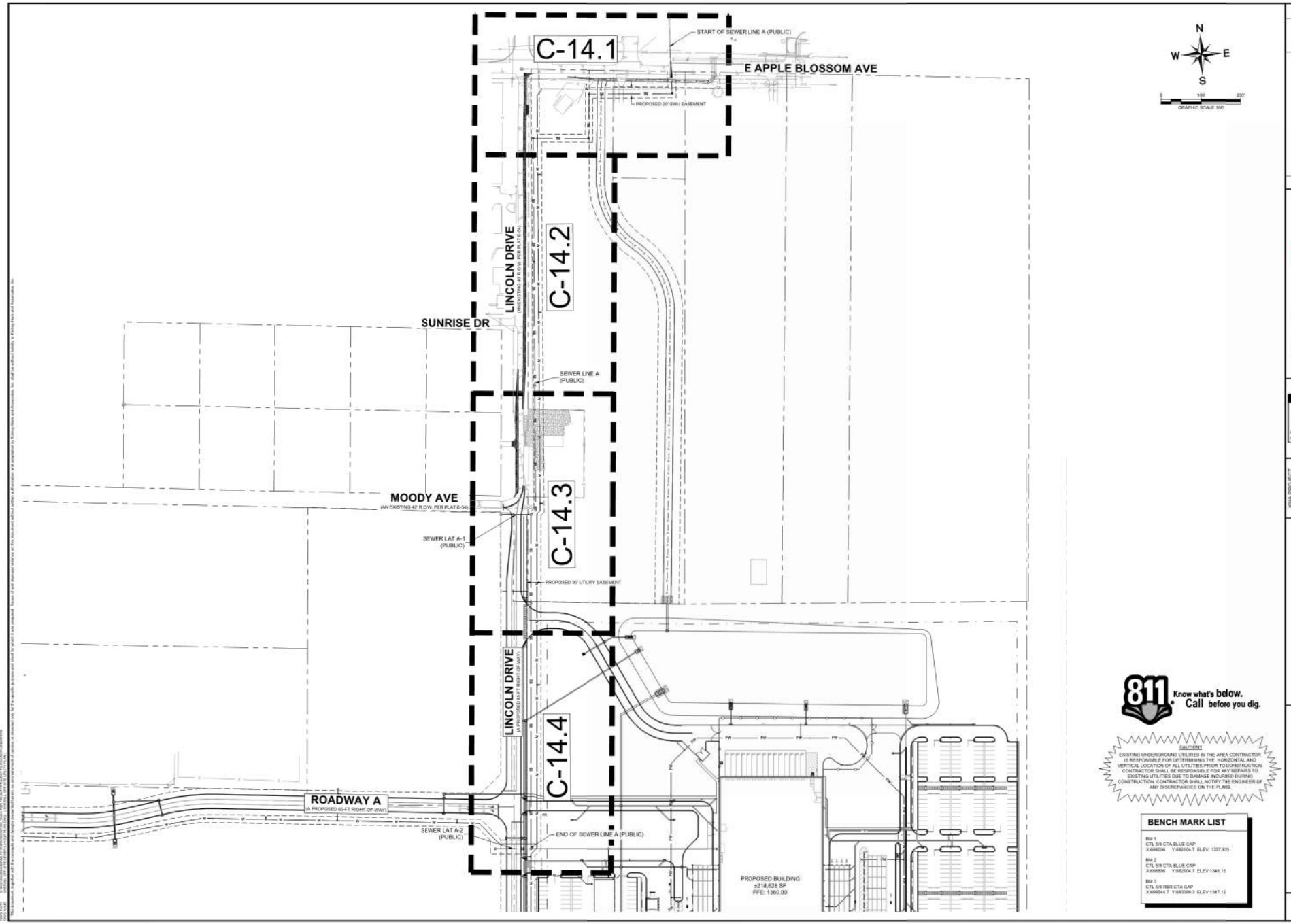
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date: XXXX

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JMB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OFFSITE WATER PLAN & PROFILE (6 OF 6)

SHEET NUMBER
C-13.6



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PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OVERALL OFF-SITE SEWER PLAN

SHEET NUMBER
C-14.0

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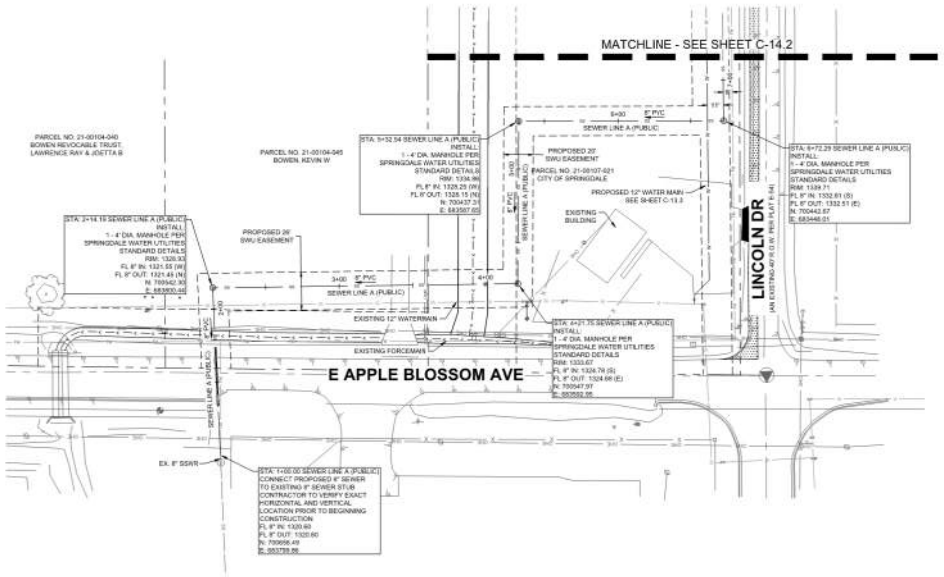

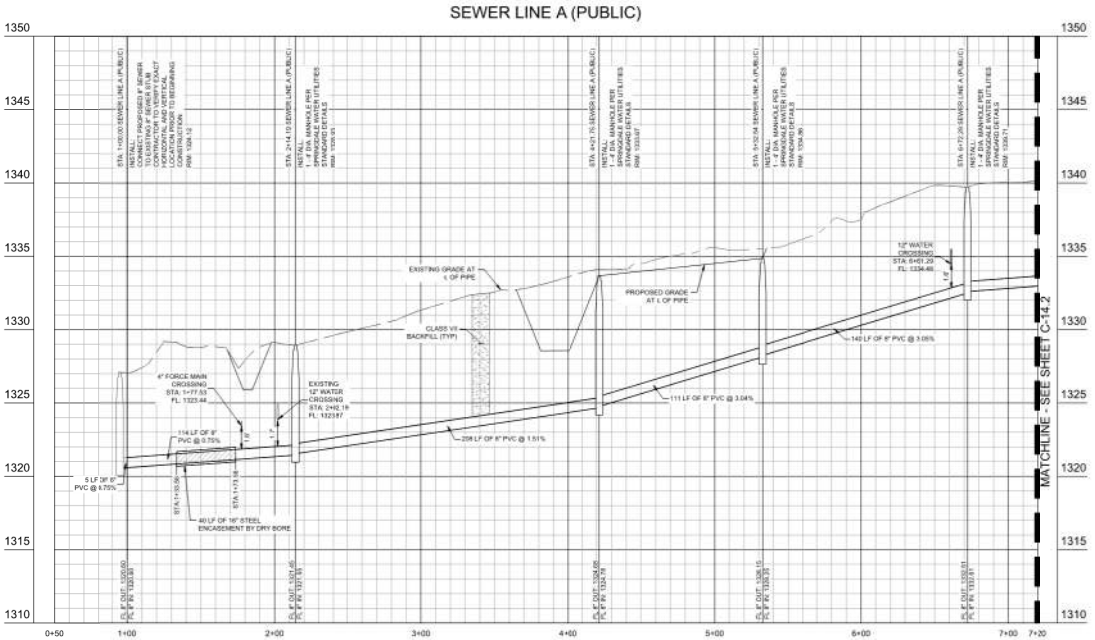

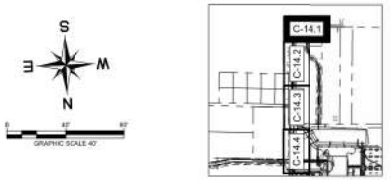

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- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE CASING
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND COMMUNICATION LINE
- PROPOSED STORM
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- EXISTING SANITARY SEWER LINE
- EXISTING STORM
- EXISTING FORCE MAIN LINE
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TITLE: XXXXXXXX
XXXXXX PROJECT NUMBER: XXXXXX
BY: XXXXXX
DATED: XXXXX XX, XXXX

811 Know what's below. Call before you dig.

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BENCH MARK LIST

BM 1
CTL 5/8 CTA BLUE CAP
X:698006 Y:682104.7 ELEV: 1357.805

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1348.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683366.3 ELEV:1347.12

Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479.974.1283
WWW.KIMLEY-HORN.COM
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No.	REVISIONS	DATE	BY

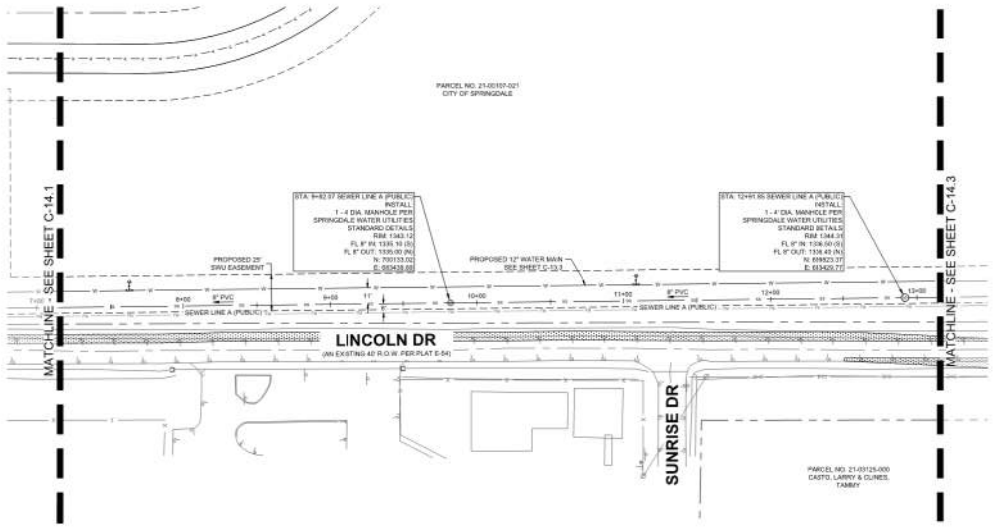
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date: 3/27/2026

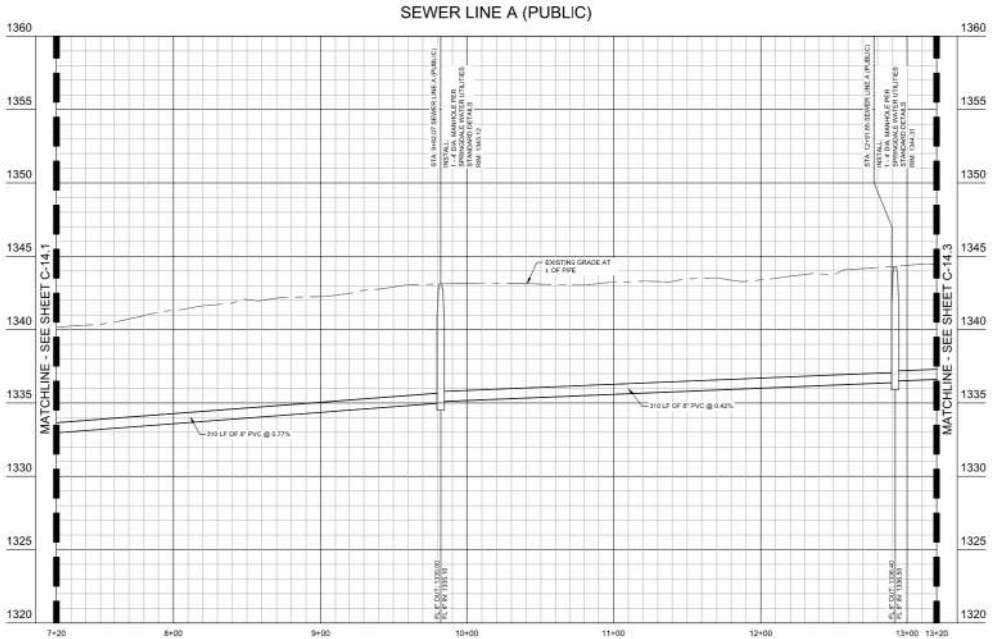
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
Drawn by: JMB
CHECKED BY: MRS

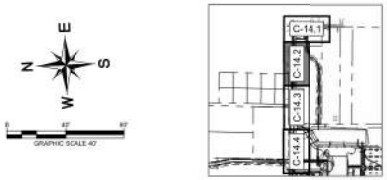
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OFFSITE SEWER PLAN & PROFILE (1 OF 4)

SHEET NUMBER
C-14.1







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TITLE: XXXXXXXX;
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BY: XXXXXX
DATED: XXXXX XX, XXXX

Kimley»Horn
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PHONE: 479-974-1283
WWW.KIMLEY-HORN.COM
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No.	REVISIONS	DATE	BY

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Registered Professional Engineer
STATE OF ARKANSAS
DATE

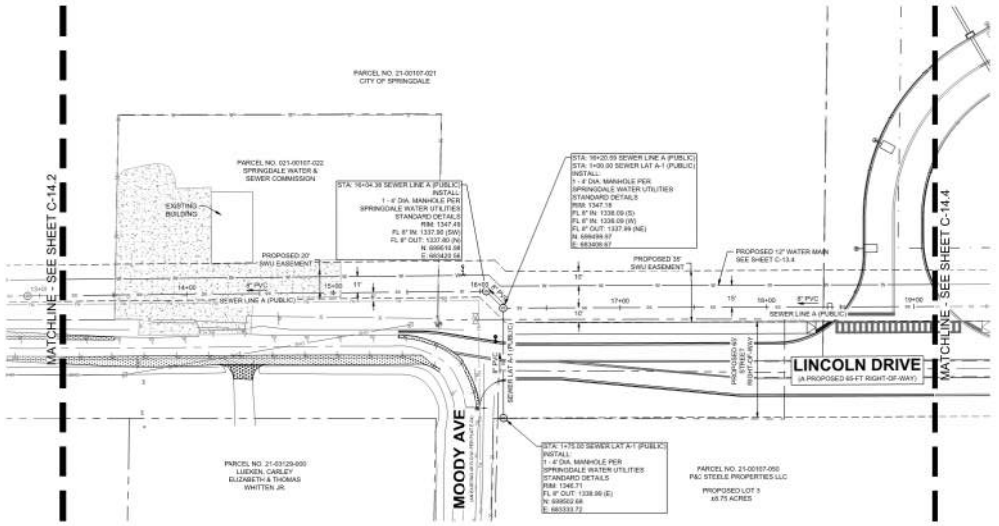
KHA PROJECT
068587002
DATE
JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
DRAWN BY JMB
CHECKED BY MRS

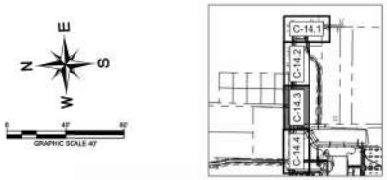
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OFFSITE SEWER PLAN & PROFILE (2 OF 4)

SHEET NUMBER
C-14.2

Return to Agenda





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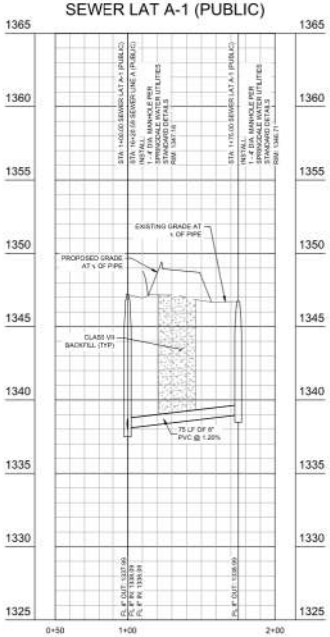

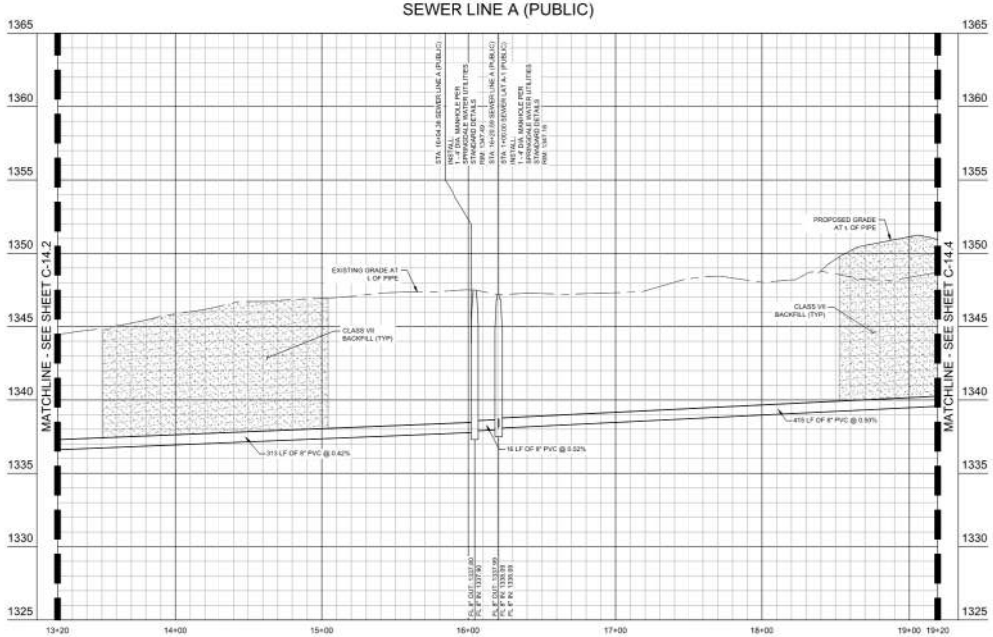

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X:699036 Y:682104.7 ELEV: 1357.85

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Registered Professional Engineer
STATE OF ARKANSAS
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OFFSITE SEWER PLAN & PROFILE (3 OF 4)

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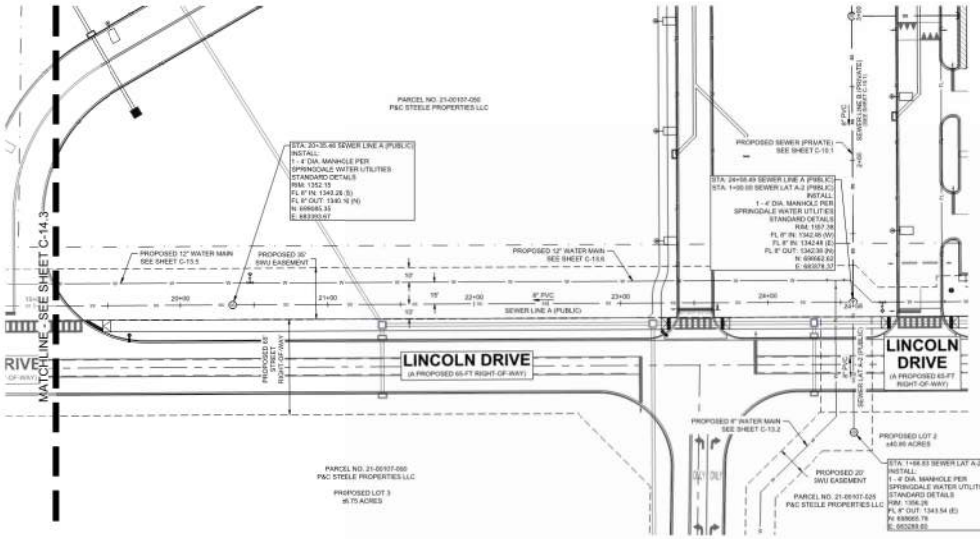
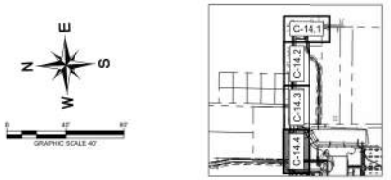
Return to Agenda





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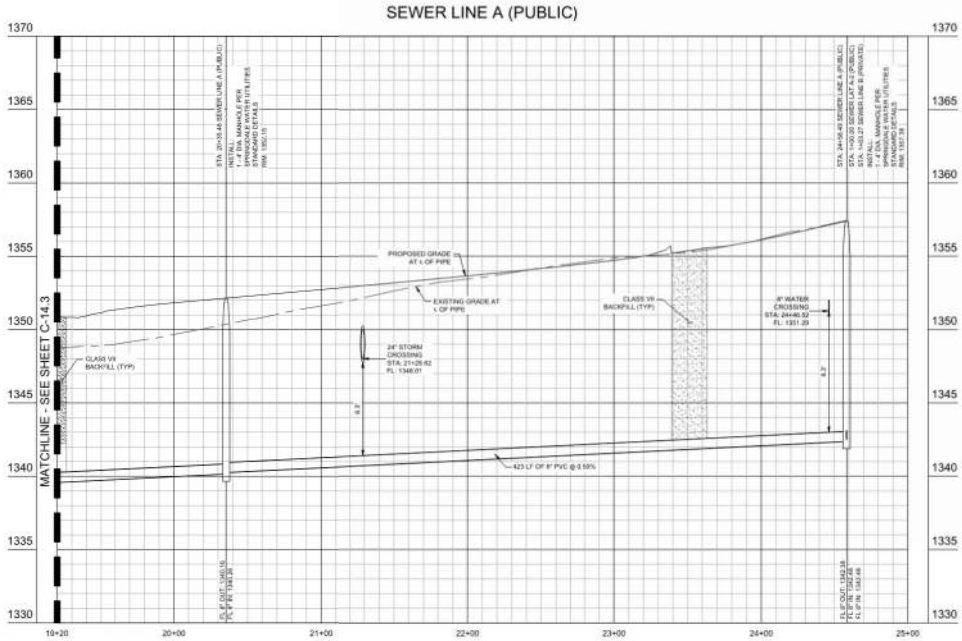
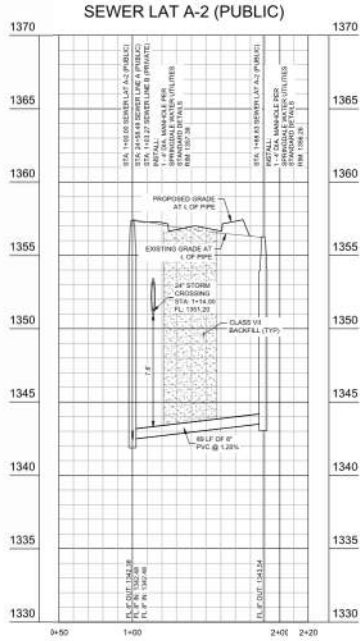
16. THE OPERATING ROUTINE SHALL INCLUDE NECESSARY PROTECTIVE MEASURES TO DETECT AND REMOVE OR DESTROY ANY CONTAMINANT OF CONCERN OR REGULATION THAT MIGHT ENTER THE DISTRIBUTION SYSTEM. EVERY PRECAUTION MUST BE TAKEN AGAINST THE POSSIBILITY OF SEWAGE CONTAMINATION OF THE WATER IN THE DISTRIBUTION SYSTEM. PUBLIC WATER MAINS AND PUBLIC SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN PUBLIC WATER LINES AND PUBLIC SEWER LINES OR OTHER SOURCES OF CONTAMINATION. PUBLIC WATER LINES AND PUBLIC SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. PUBLIC WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE PUBLIC SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE PUBLIC WATER LINE OR THE PUBLIC SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A PUBLIC WATER LINE MUST UNAVOIDABLY PASS BENEATH THE PUBLIC SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN PUBLIC WATER LINES AND OTHER UNDERGROUND UTILITIES OF A NONSANITARY NATURE (GAS, ELECTRIC, ETC.). EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.
17. HYDRANTS/METERS SHALL BE 4' MINIMUM BEHIND CURB/SIDEWALK AND 10' MINIMUM FROM STRUCTURES.





GEOTECH NOTE

REFER TO GEOTECHNICAL REPORT AND ALL ADDENDA FOR SPECIFICATIONS FOR PAVEMENT SECTIONS AND SUBGRADE PREPARATION.
TITLE: XXXXXXXX
XXXXXX PROJECT NUMBER: XXXXXX
BY: XXXXXX
DATED: XXXXX XX, XXXX

811 Know what's below. Call before you dig.

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BM 1
CTL 5/8 CTA BLUE CAP
X:698006 Y:682104.7 ELEV: 1357.93

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1348.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683366.3 ELEV:1347.12

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No.	REVISIONS	DATE	BY

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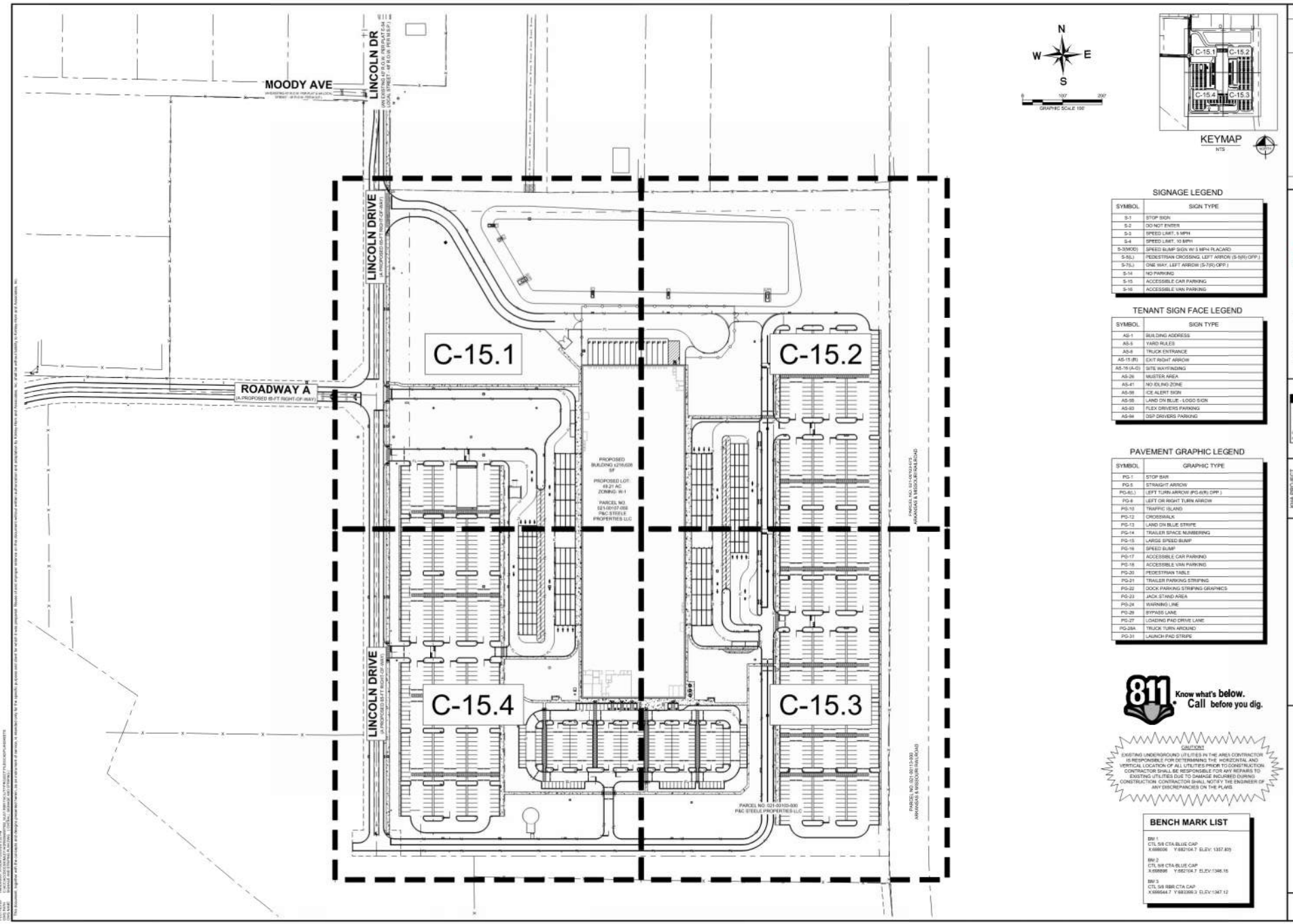
Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
DATE

KHA PROJECT 068587002
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
DRAWN BY JAB
CHECKED BY MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OFFSITE SEWER PLAN & PROFILE (4 OF 4)

SHEET NUMBER
C-14.4



SIGNAGE LEGEND

SYMBOL	SIGN TYPE
S-1	STOP SIGN
S-2	DO NOT ENTER
S-3	SPEED LIMIT, 5 MPH
S-4	SPEED LIMIT, 10 MPH
S-5(MOD)	SPEED BUMP SIGN W/ 5 MPH PLACARD
S-5(L)	PEDESTRIAN CROSSING, LEFT ARROW (S-5(R) OPP.)
S-7(L)	ONE WAY, LEFT ARROW (S-7(R) OPP.)
S-14	NO PARKING
S-15	ACCESSIBLE CAR PARKING
S-16	ACCESSIBLE VAN PARKING

TENANT SIGN FACE LEGEND

SYMBOL	SIGN TYPE
AS-1	BUILDING ADDRESS
AS-5	YARD RULES
AS-6	TRUCK ENTRANCE
AS-15 (R)	EXIT RIGHT ARROW
AS-15 (A-D)	SITE WAYFINDING
AS-26	MUSTER AREA
AS-41	NO IDLING ZONE
AS-56	ICE ALERT SIGN
AS-58	LAND ON BLUE - LOGO SIGN
AS-93	FLEX DRIVERS PARKING
AS-94	DSP DRIVERS PARKING

PAVEMENT GRAPHIC LEGEND

SYMBOL	GRAPHIC TYPE
PG-1	STOP BAR
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PG-14	TRAILER SPACE NUMBERING
PG-15	LARGE SPEED BUMP
PG-16	SPEED BUMP
PG-17	ACCESSIBLE CAR PARKING
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PG-21	TRAILER PARKING STRIPING
PG-22	DOCK PARKING STRIPING GRAPHICS
PG-23	JACK STAND AREA
PG-24	WARNING LINE
PG-26	BYPASS LANE
PG-27	LOADING PAD DRIVE LANE
PG-28A	TRUCK TURN AROUND
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BM 1
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X:698606 Y:682104.7 ELEV: 1357.83

BM 2
CTL 5/8 CTA BLUE CAP
X:698898 Y:682104.7 ELEV:1346.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683269.3 ELEV:1347.12

NO.	REVISIONS	DATE	BY

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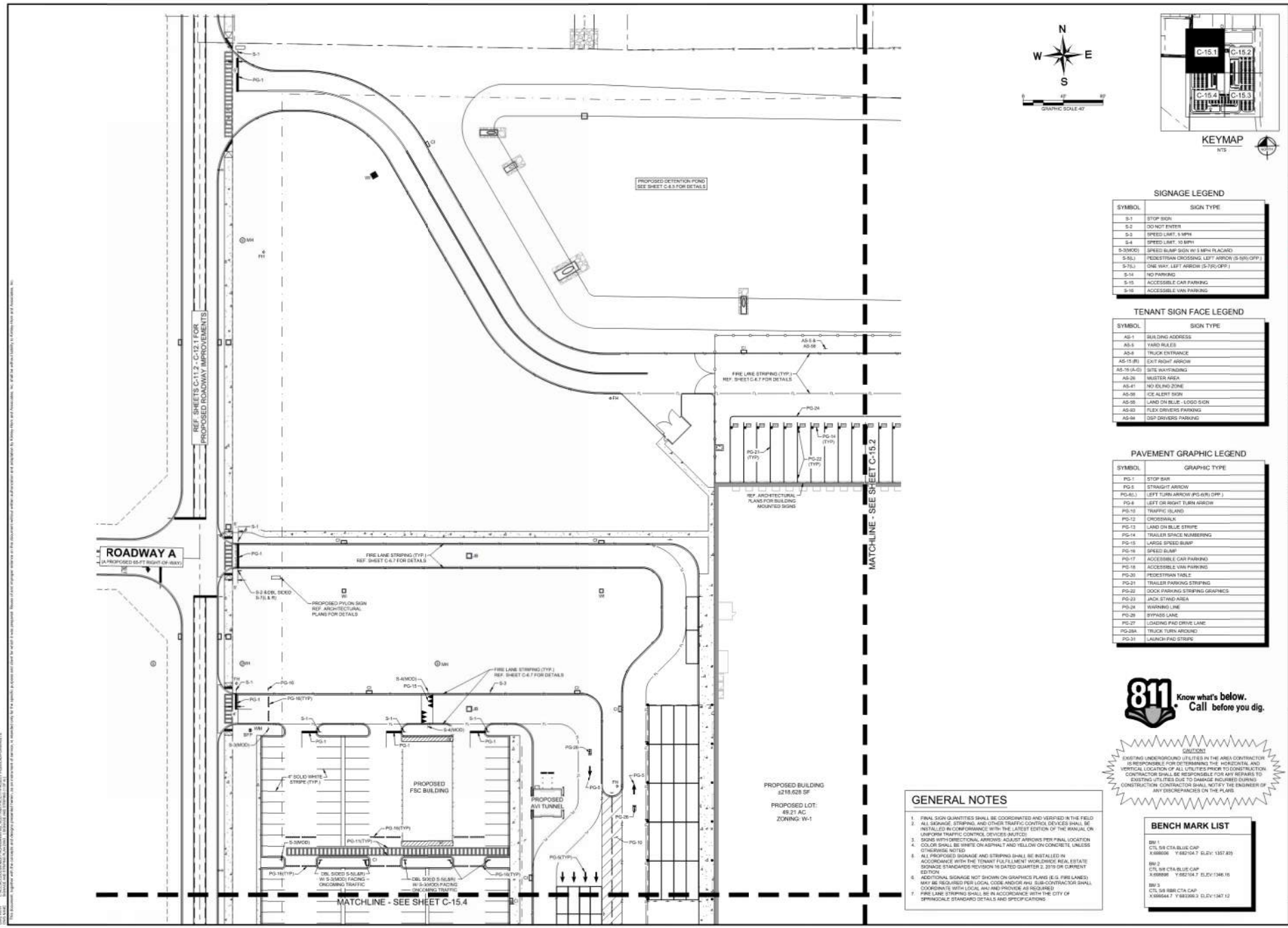
KHA PROJECT 096497002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OVERALL SIGNAGE AND STRIPING

SHEET NUMBER
C-15.0

Return to Agenda



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BM 2
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BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683099.3 ELEV:1347.12

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Kimley»Horn
Engineer: KEVIN S. ENGLAND
P.E. No. 13884 Date: 2/17/2026

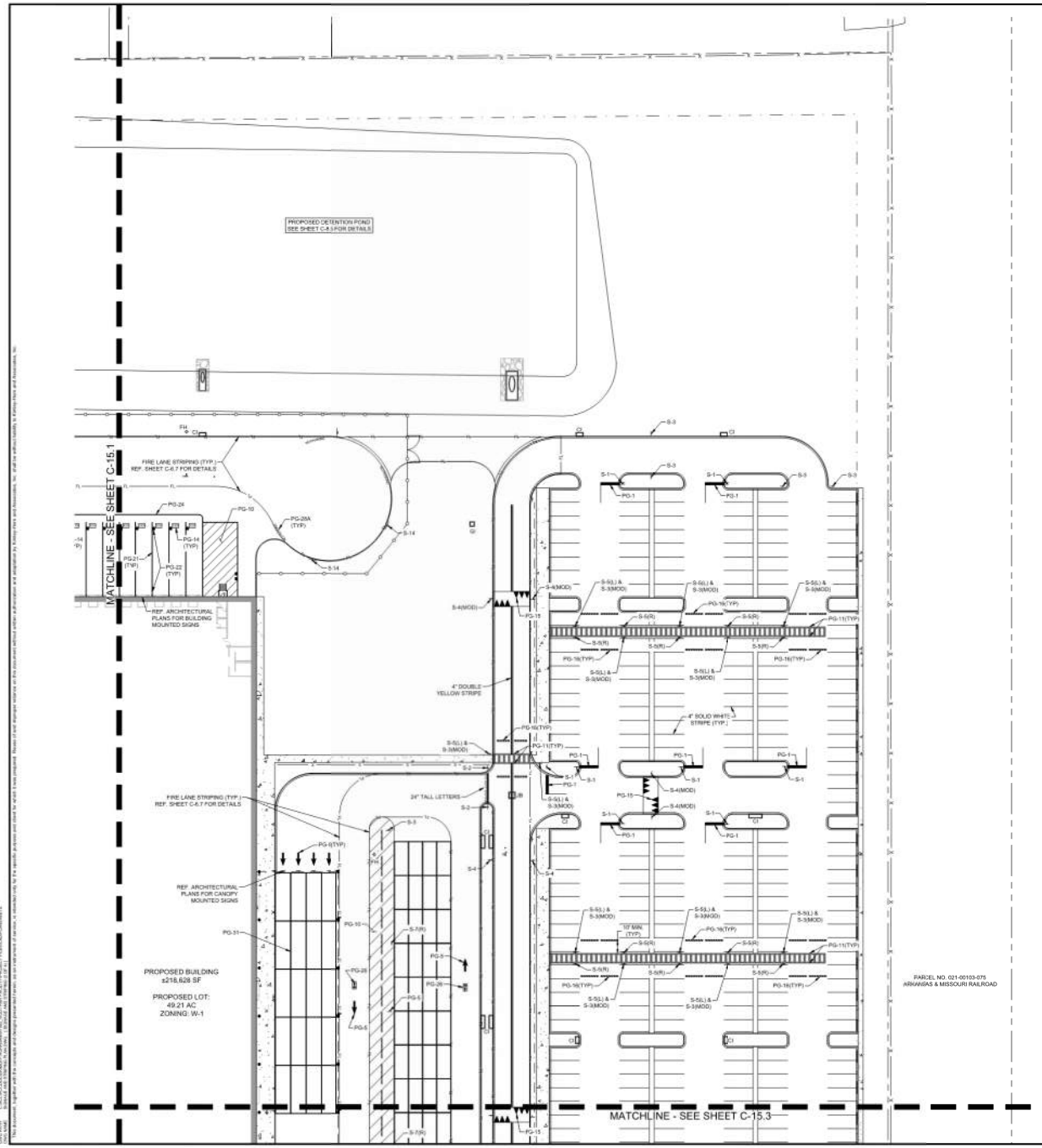
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JMB
CHECKED BY: MRS

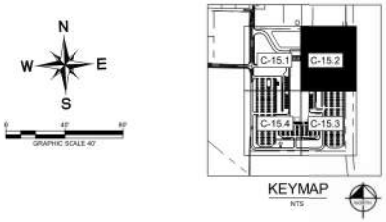
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

SIGNAGE AND STRIPING (1 OF 4)

SHEET NUMBER
C-15.1

No.	REVISIONS	DATE	BY





SIGNAGE LEGEND

SYMBOL	SIGN TYPE
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S-2	DO NOT ENTER
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TENANT SIGN FACE LEGEND

SYMBOL	SIGN TYPE
AS-1	BUILDING ADDRESS
AS-5	YARD RULES
AS-8	TRUCK ENTRANCE
AS-15 (R)	EXIT RIGHT ARROW
AS-15 (A-D)	SITE WAYFINDING
AS-26	MUSTER AREA
AS-41	NO IDLING ZONE
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BM 1
CTL 5/8 CTA BLUE CAP
X:699006 Y:682104.7 ELEV: 1357.805

BM 2
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X:698896 Y:682104.7 ELEV:1346.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683399.3 ELEV:1347.12

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KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

SIGNAGE AND STRIPING (2 OF 4)

SHEET NUMBER
C-15.2

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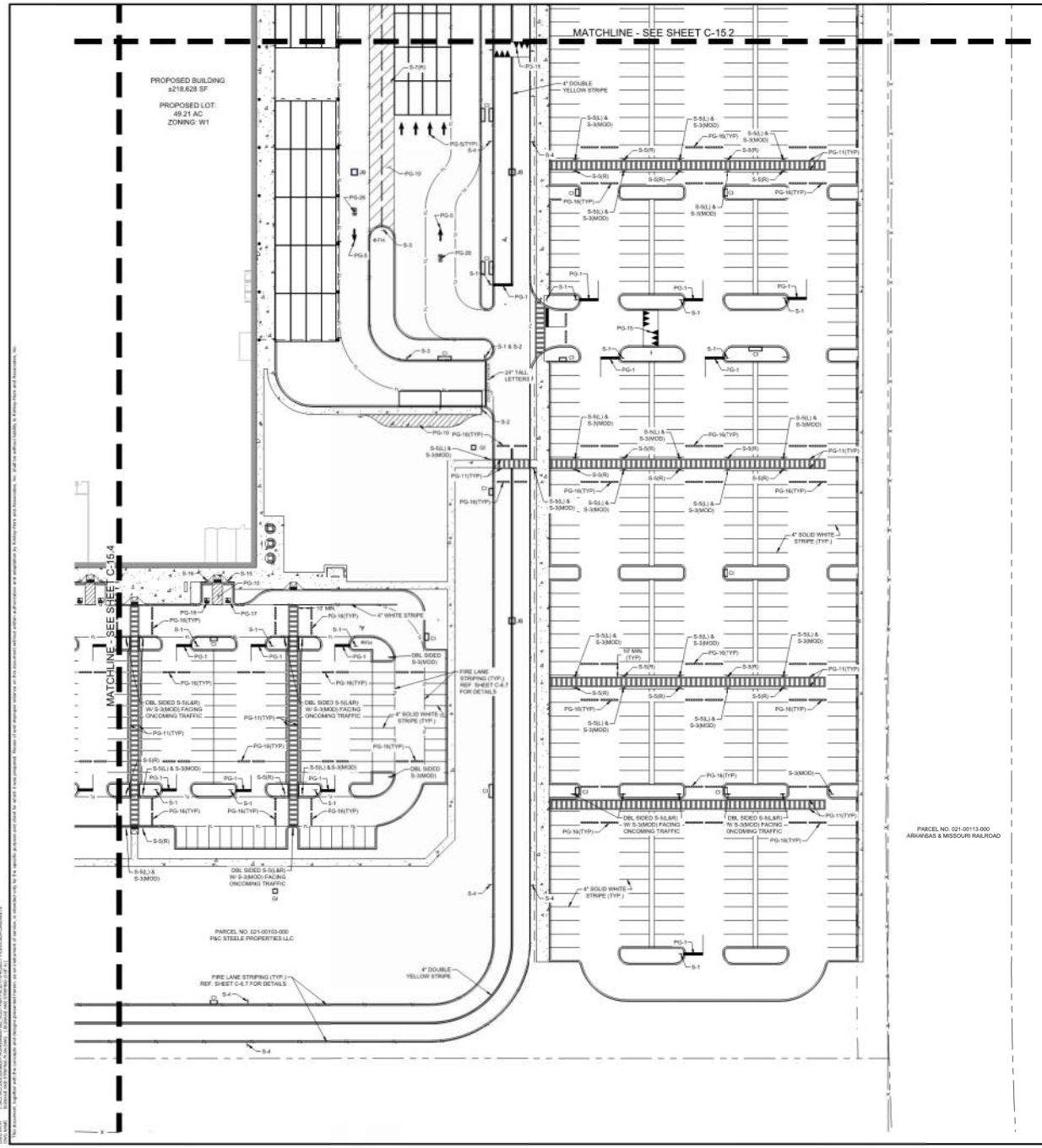

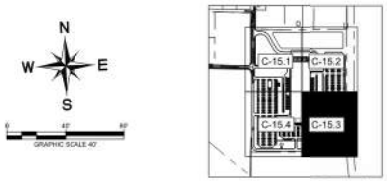

N W E S

GRAPHIC SCALE 40'

SIGNAGE LEGEND

SYMBOL	SIGN TYPE
S-1	STOP SIGN
S-2	DO NOT ENTER
S-3	SPEED LIMIT, 5 MPH
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SYMBOL	SIGN TYPE
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No.	REVISIONS	DATE	BY

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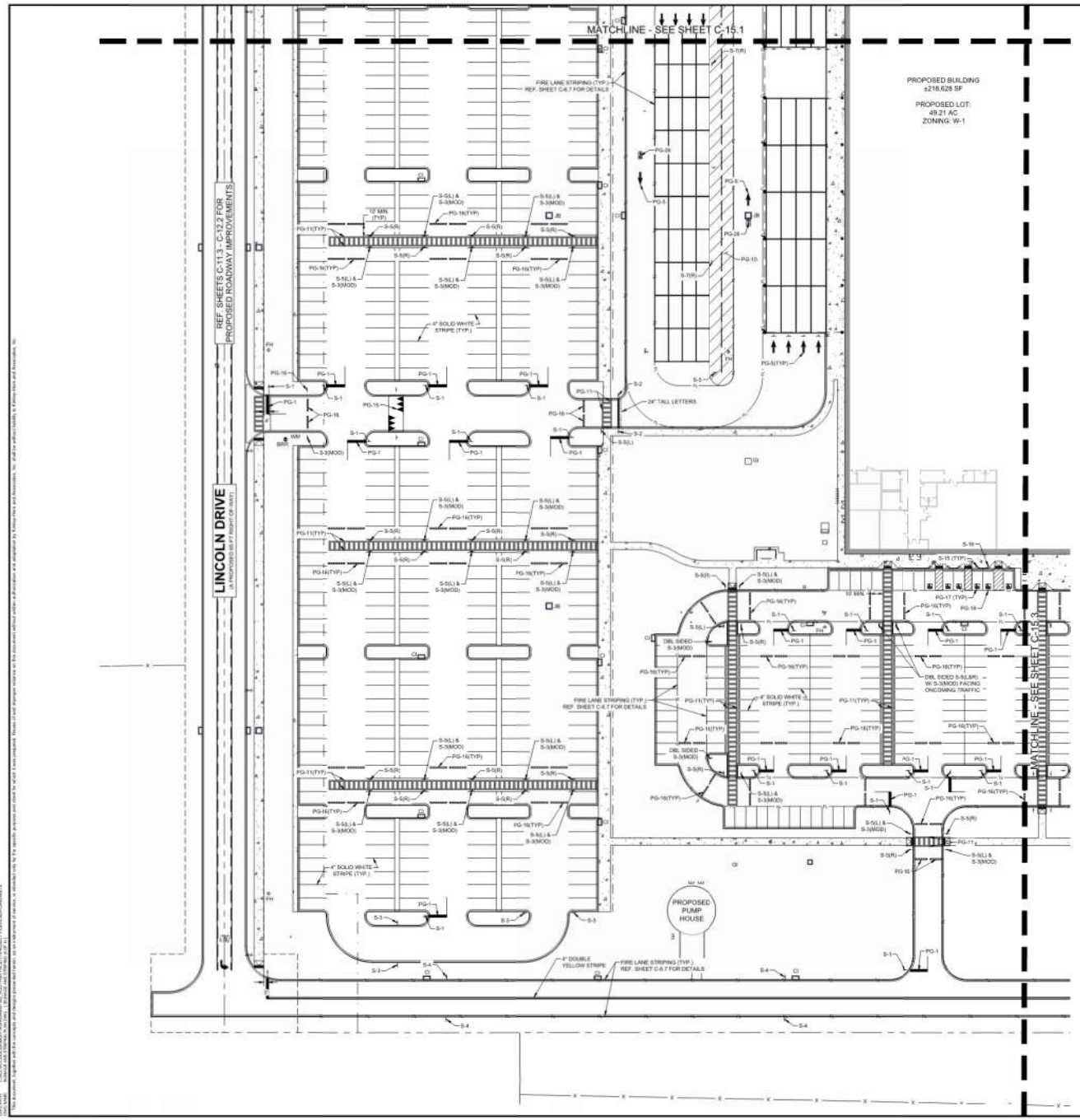
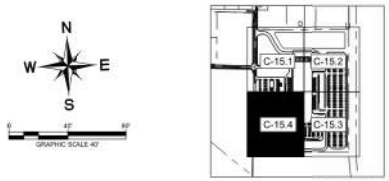
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

SIGNAGE AND STRIPING (3 OF 4)

SHEET NUMBER
C-15.3





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S-5(L)	PEDESTRIAN CROSSING, LEFT ARROW (S-5(R) OPP.)
S-7(L)	ONE WAY, LEFT ARROW (S-7(R) OPP.)
S-14	NO PARKING
S-15	ACCESSIBLE CAR PARKING
S-16	ACCESSIBLE VAN PARKING

TENANT SIGN FACE LEGEND

SYMBOL	SIGN TYPE
AS-1	BUILDING ADDRESS
AS-5	YARD RULES
AS-8	TRUCK ENTRANCE
AS-15 (R)	EXIT RIGHT ARROW
AS-15 (A-O)	SITE WAYFINDING
AS-26	MUSTER AREA
AS-41	NO IDLING ZONE
AS-56	ICE ALERT SIGN
AS-58	LAND ON BLUE - LOGO SIGN
AS-93	FLEX DRIVERS PARKING
AS-94	DSP DRIVERS PARKING

PAVEMENT GRAPHIC LEGEND

SYMBOL	GRAPHIC TYPE
PG-1	STOP BAR
PG-5	STRAIGHT ARROW
PG-5(L)	LEFT TURN ARROW (PG-5(R) OPP.)
PG-6	LEFT OR RIGHT TURN ARROW
PG-10	TRAFFIC ISLAND
PG-12	CROSSWALK
PG-13	LAND ON BLUE STRIPE
PG-14	TRAILER SPACE NUMBERING
PG-15	LARGE SPEED BUMP
PG-16	SPEED BUMP
PG-17	ACCESSIBLE CAR PARKING
PG-18	ACCESSIBLE VAN PARKING
PG-20	PEDESTRIAN TABLE
PG-21	TRAILER PARKING STRIPING
PG-22	DOCK PARKING STRIPING GRAPHICS
PG-23	JACK STAND AREA
PG-24	WARNING LINE
PG-26	BYPASS LANE
PG-27	LOADING PAD DRIVE LANE
PG-28A	TRUCK TURN AROUND
PG-31	LAUNCH PAD STRIPE

811 Know what's below. Call before you dig.

CAUTION
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

GENERAL NOTES

1. FINAL SIGN QUANTITIES SHALL BE COORDINATED AND VERIFIED IN THE FIELD.
2. ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. SIGNS WITH DIRECTIONAL ARROWS: ADJUST ARROWS PER FINAL LOCATION
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED
5. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION.
6. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLANS (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED
7. FIRE LANE STRIPING SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGDALE STANDARD DETAILS AND SPECIFICATIONS

BENCH MARK LIST

BM 1
CTL S/8 CTA BLUE CAP
X:698006 Y:682104.7 ELEV: 1357.805

BM 2
CTL S/8 CTA BLUE CAP
X:698898 Y:682104.7 ELEV:1346.16

BM 3
CTL S/8 RBR CTA CAP
X:699644.7 Y:683366.3 ELEV:1347.12

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Engineer | REGISTRATION NUMBER | DATE

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

SIGNAGE AND STRIPING (4 OF 4)

SHEET NUMBER
C-15.4

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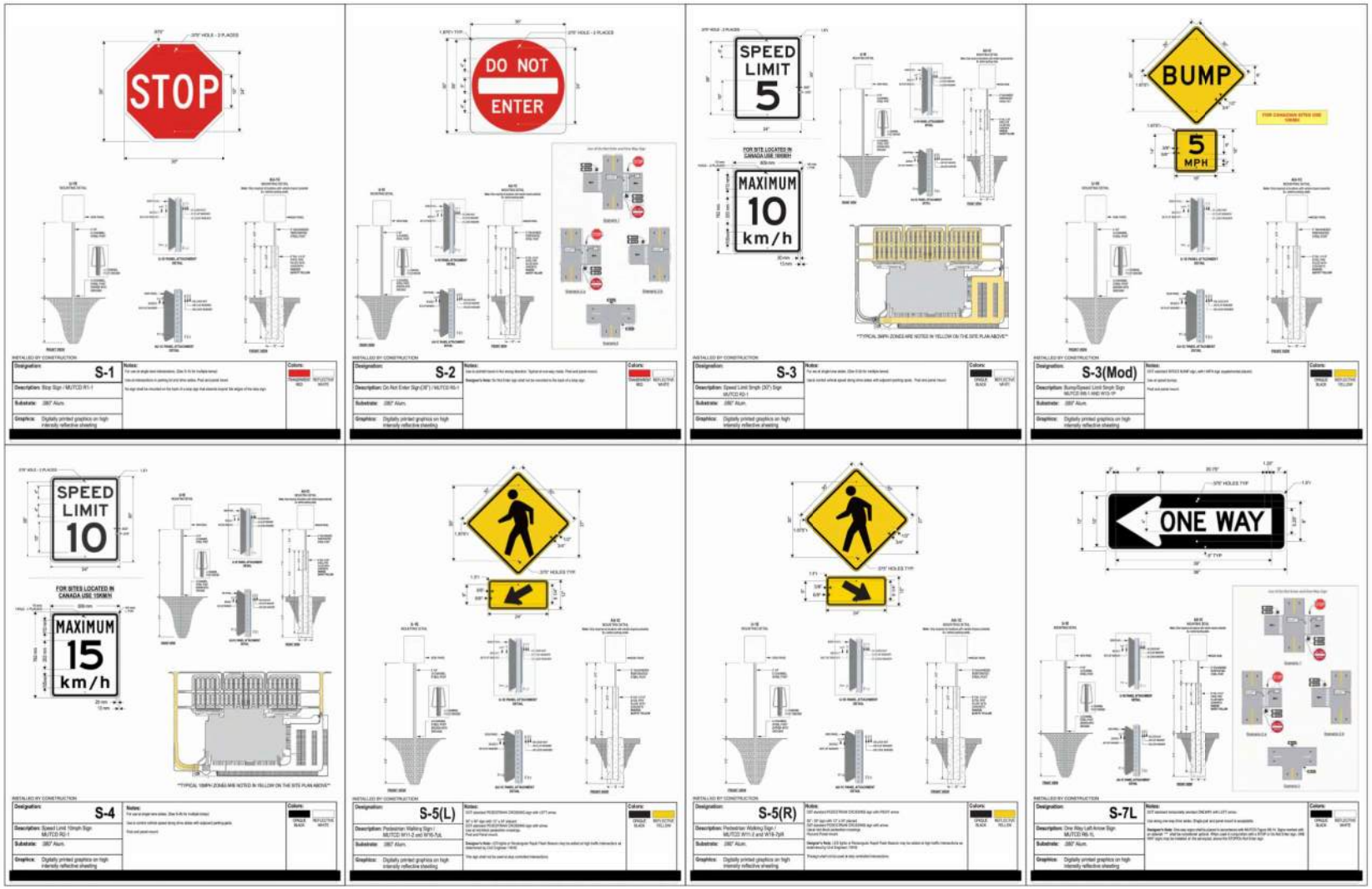

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KHA PROJECT 064567002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
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SPRINGDALE ARKANSAS

SIGNAGE AND STRIPING DETAILS (1 OF 5)

SHEET NUMBER
C-15.5

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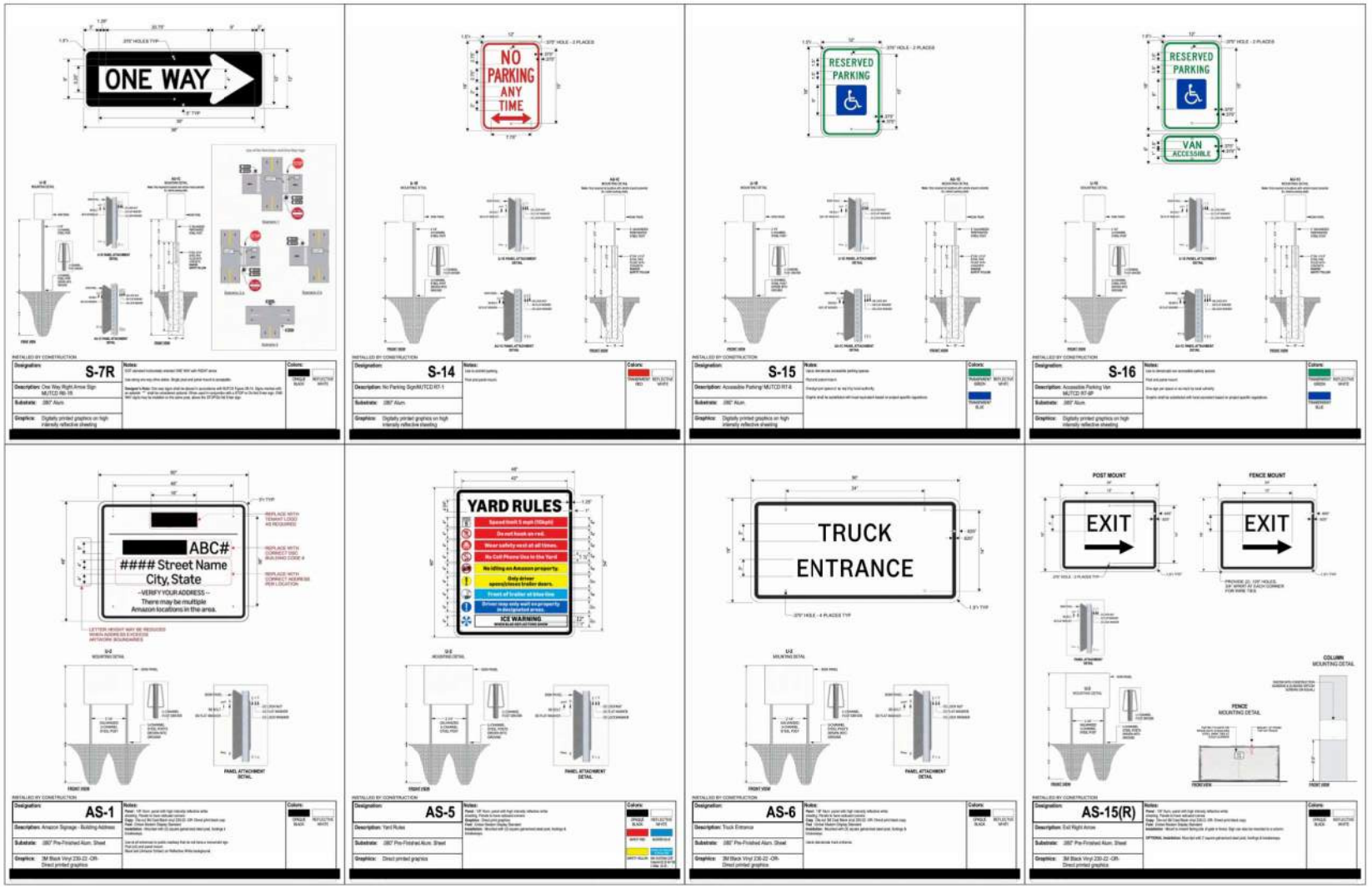

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LINCOLN DRIVE WAREHOUSE
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SPRINGDALE ARKANSAS

SIGNAGE AND STRIPING DETAILS (2 OF 5)

SHEET NUMBER
C-15.6

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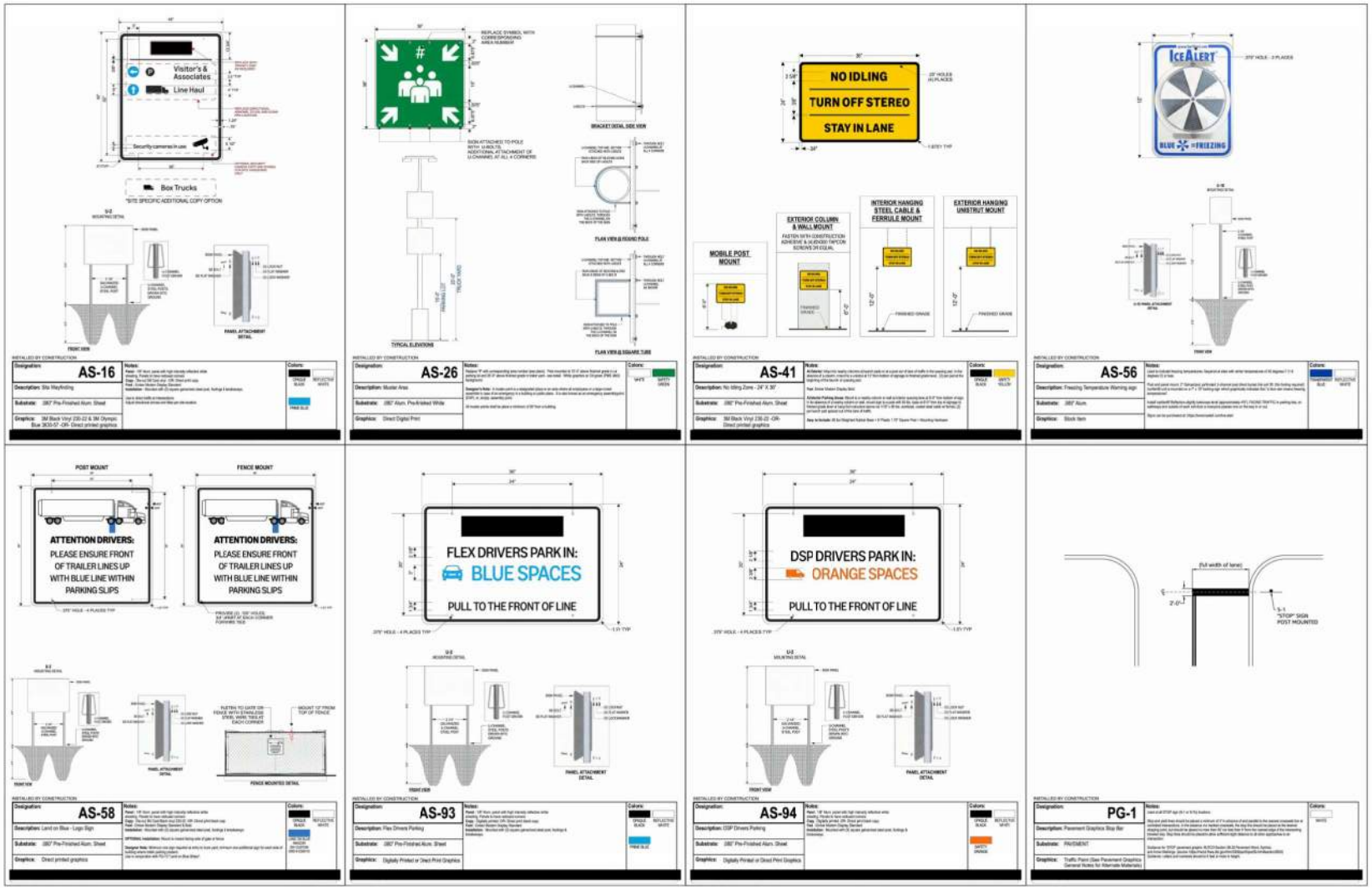

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Registered Professional Engineer
STATE OF ARKANSAS
DATE

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
Drawn BY: JMB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

SIGNAGE AND STRIPING DETAILS (3 OF 5)

SHEET NUMBER
C-15.7

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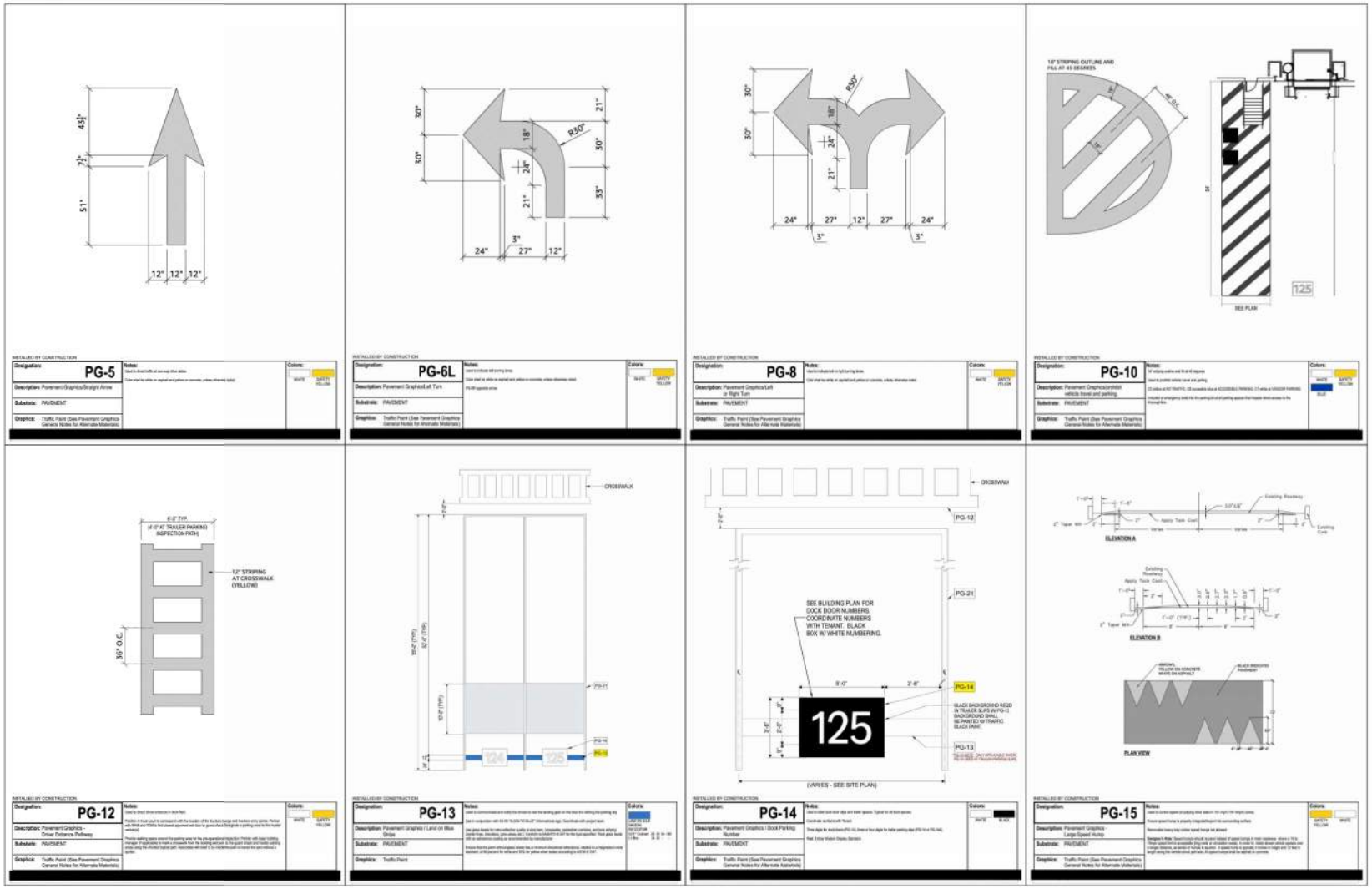

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LINCOLN DRIVE WAREHOUSE
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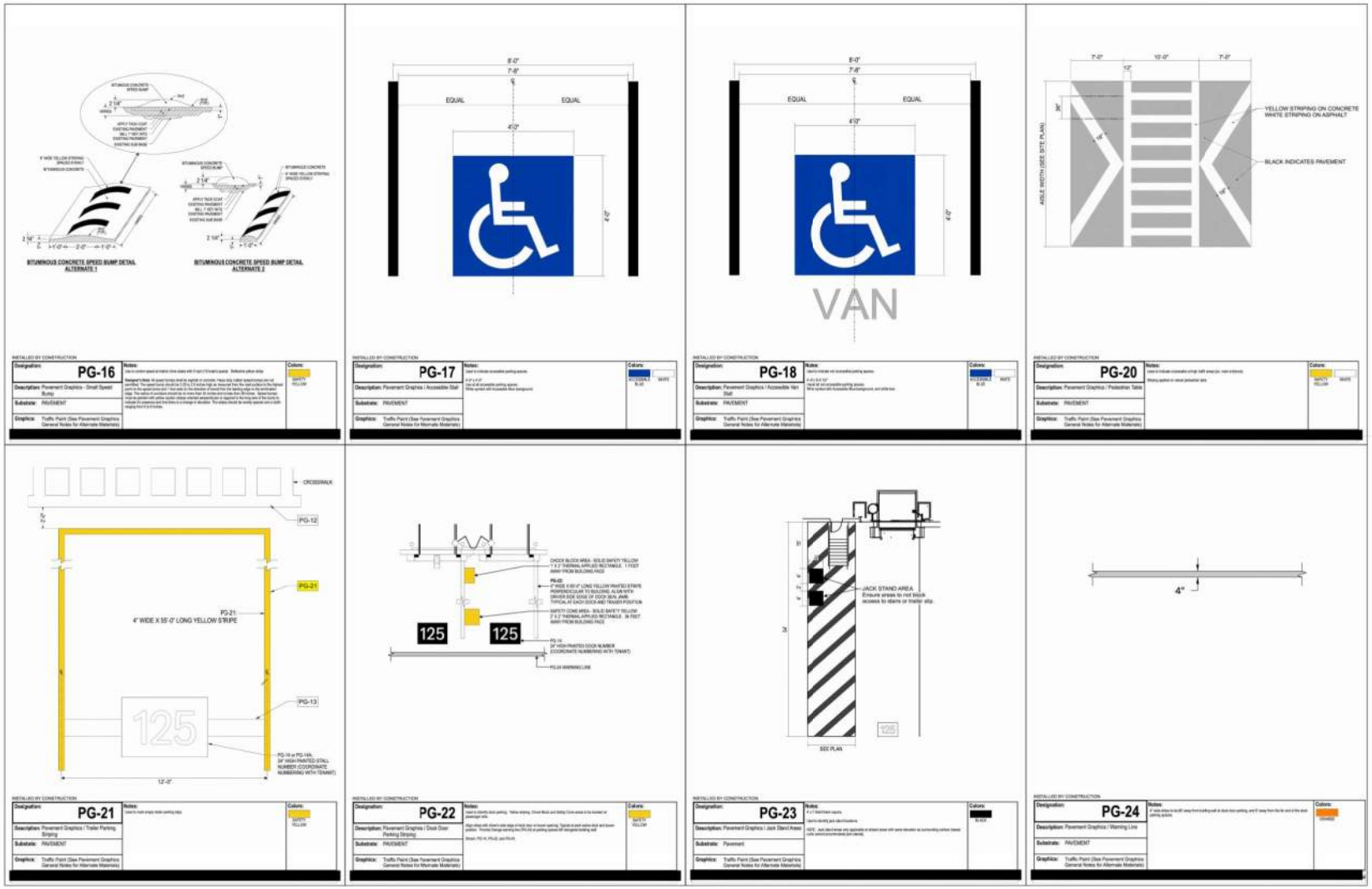
SPRINGDALE ARKANSAS

SIGNAGE AND STRIPING DETAILS (4 OF 5)

SHEET NUMBER
C-15.8



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Registered Professional Engineer
STATE OF ARKANSAS
Date: 4/17/2026

KHA PROJECT
064567002
DATE
JULY 2026
SCALE AS SHOWN
DESIGNED BY NKR
Drawn By: JAB
CHECKED BY MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

SIGNAGE AND STRIPING DETAILS (5 OF 5)

SHEET NUMBER
C-15.9

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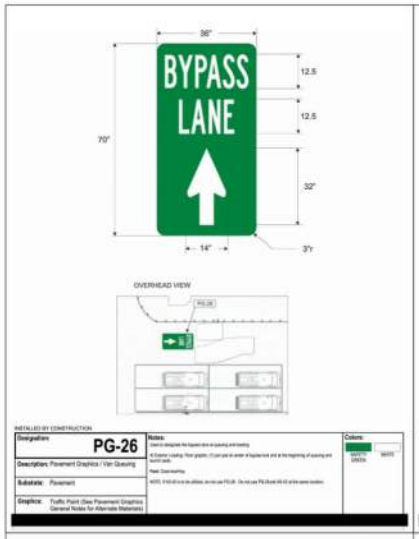

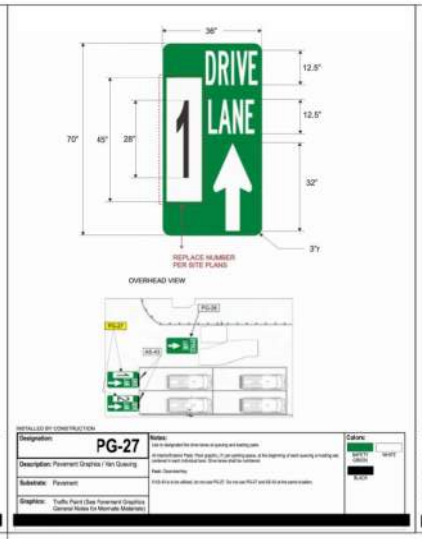

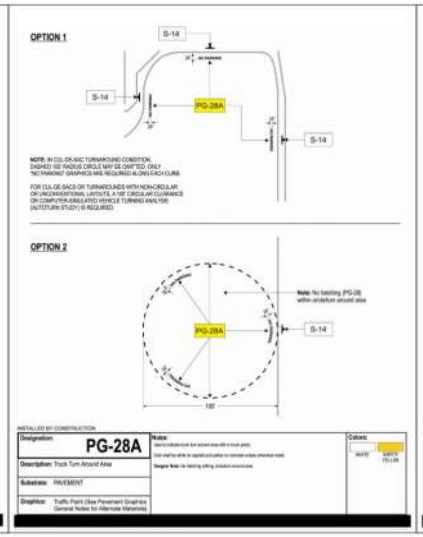

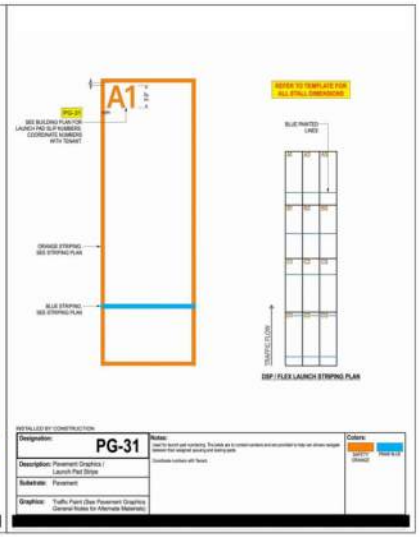

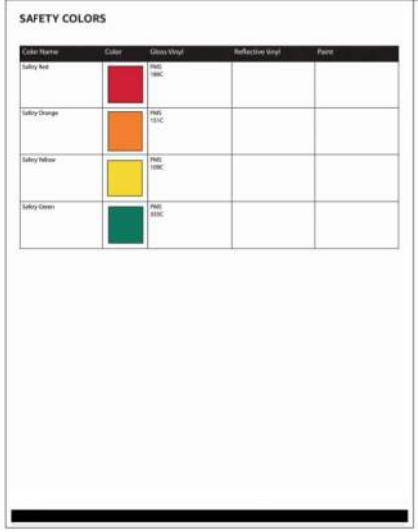

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State of Arkansas
No. 24-01-0000
Date: 01/01/2026

KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
Drawn by: JMB
CHECKED BY: MRS

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

SIGNAGE AND STRIPING DETAILS (6 OF 6)

SHEET NUMBER
C-15.10

Return to Agenda

GENERAL NOTES:

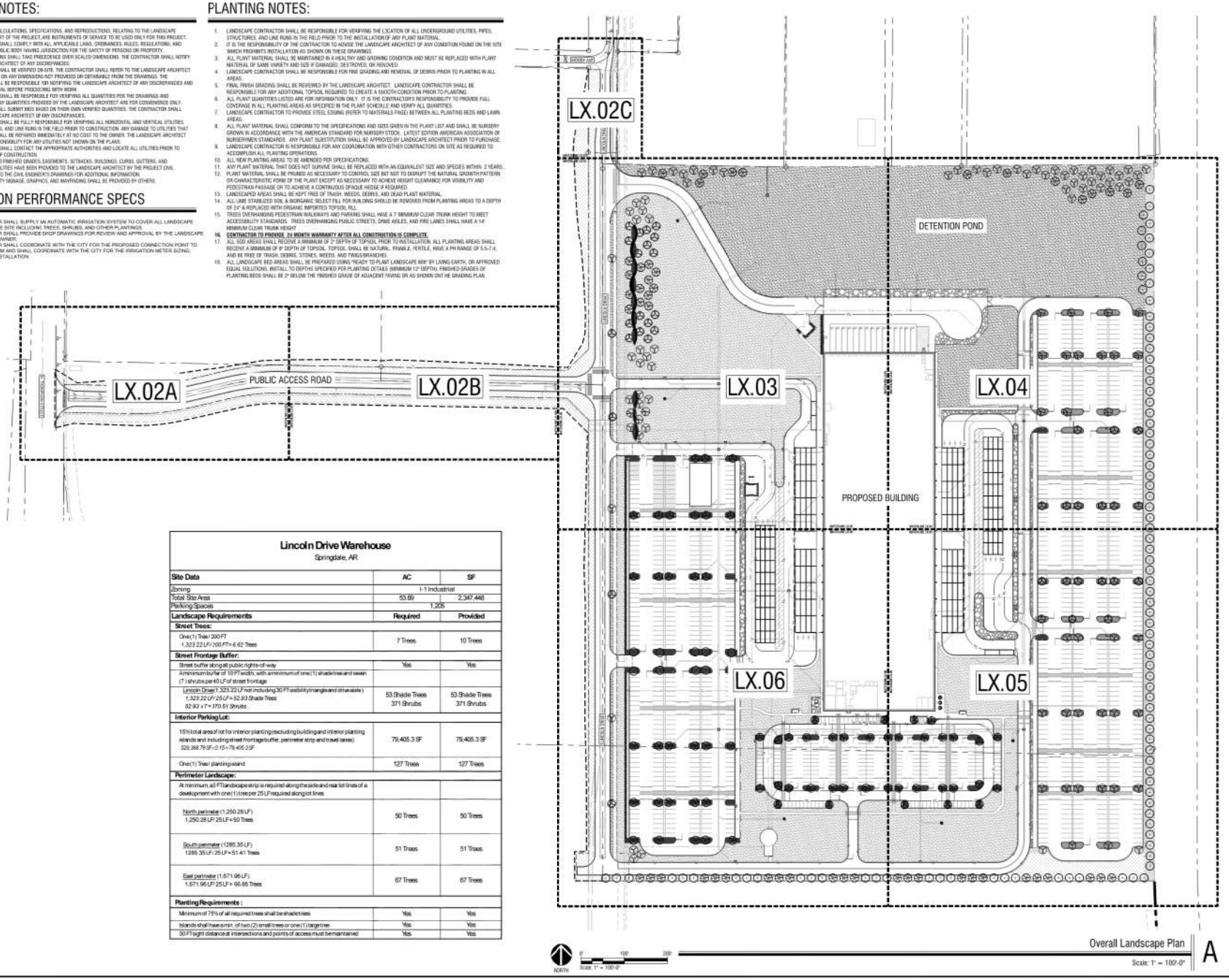
1. THE DRAWINGS, CALCULATIONS, SPECIFICATIONS, AND REPRODUCTIONS, RELATING TO THE LANDSCAPE ARCHITECTURE PART OF THE PROJECT, ARE INSTRUMENTS OF SERVICE TO BE USED ONLY FOR THIS PROJECT.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY.
3. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. ALL DIMENSIONS SHALL BE VERIFIED ON-SITE. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS ON ANY DIMENSIONS NOT PROVIDED OR OBTAINABLE FROM THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES AND OBTAINING APPROVAL BEFORE PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PER THE DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY THE LANDSCAPE ARCHITECT ARE FOR CONVENIENCE ONLY. CONTRACTORS SHALL SUBMIT BIDS BASED ON THEIR OWN VERIFIED QUANTITIES. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING ALL HORIZONTAL AND VERTICAL UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. ALL PROPOSED AND FINISHED GRADES, EASEMENTS, SETBACKS, BUILDINGS, CURBS, GUTTERS, AND UNDERGROUND UTILITIES HAVE BEEN PROVIDED TO THE LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO THE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
9. ALL PROJECT SAFETY SIGNAGE, GRAPHICS, AND WAYFINDING SHALL BE PROVIDED BY OTHERS.

IRRIGATION PERFORMANCE SPECS

1. THE CONTRACTOR SHALL SUPPLY AN AUTOMATIC IRRIGATION SYSTEM TO COVER ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TREES, SHRUBS, AND OTHER PLANTINGS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
3. THE CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THE PROPOSED CONNECTION POINT TO THE CITY'S SYSTEM AND SHALL COORDINATE WITH THE CITY FOR THE IRRIGATION METER SIZING, PAYMENT, AND INSTALLATION.

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN 2 YEARS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT
16. **CONTRACTOR TO PROVIDE 24 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.**
17. ALL SOD AREAS SHALL RECEIVE A MINIMUM OF 2" DEPTH OF TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 8" DEPTH OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, HAVE A PH RANGE OF 5.5-7.4, AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
18. ALL LANDSCAPE BED AREAS SHALL BE PREPARED USING "READY TO PLANT LANDSCAPE MIX" BY LIVING EARTH, OR APPROVED EQUAL SOLUTIONS. INSTALL TO DEPTHS SPECIFIED PER PLANTING DETAILS (MINIMUM 12" DEPTH). FINISHED GRADES OF PLANTING BEDS SHALL BE 2" BELOW THE FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON THE GRADING PLAN.



Lincoln Drive Warehouse
Springdale, AR

Site Data	AC	SF
Zoning	I-1 Industrial	
Total Site Area	53.89	2,347,448
Parking Spaces	1,205	
Landscape Requirements	**Required**	**Provided**
Street Trees:		
One (1) Tree / 200 FT *1,323.22 LF / 200 FT = 6.62 Trees*	7 Trees	10 Trees
Street Frontage Buffer:		
Street buffer along all public rights-of-way	Yes	Yes
A minimum buffer of 10 FT in width, with a minimum of one (1) shade tree and seven (7) shrubs per 40 LF of street frontage		
Lincoln Drive (1,323.22 LF not including 30 FT visibility triangle and drive aisle) *1,323.22 LF / 25 LF = 52.93 Shade Trees* *52.93 x 7 = 370.51 Shrubs*	53 Shade Trees 371 Shrubs	53 Shade Trees 371 Shrubs
Interior Parking Lot:		
15% total area of lot for interior planting (excluding building and interior planting islands and including street frontage buffer, perimeter strip and travel lanes) *529,368.78 SF / 0.15 = 79,405.3 SF*	79,405.3 SF	79,405.3 SF
One (1) Tree / planting island	127 Trees	127 Trees
Perimeter Landscape:		
At minimum, a 5 FT landscape strip is required along the side and rear lot lines of a development with one (1) tree per 25 LF required along lot lines		
North perimeter (1,250.28 LF) *1,250.28 LF / 25 LF = 50 Trees*	50 Trees	50 Trees
South perimeter (1285.35 LF) *1285.35 LF / 25 LF = 51.41 Trees*	51 Trees	51 Trees
East perimeter (1,671.96 LF) *1,671.96 LF / 25 LF = 66.88 Trees*	67 Trees	67 Trees
Planting Requirements:		
Minimum of 75% of all required trees shall be shade trees	Yes	Yes
Islands shall have a min. of two (2) small trees or one (1) large tree	Yes	Yes
30 FT sight distance at intersections and points of access must be maintained	Yes	Yes

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P.E. #: Date:
C.A. No.: Exp. Date:

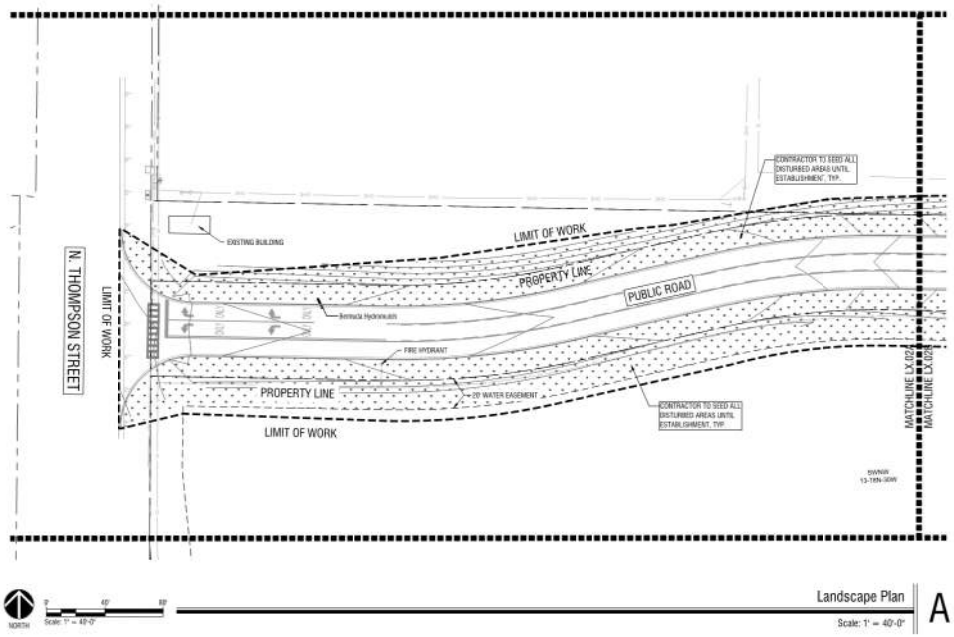
KHA PROJECT 064347002
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY AEA
DRAWN BY AEA
CHECKED BY ABH

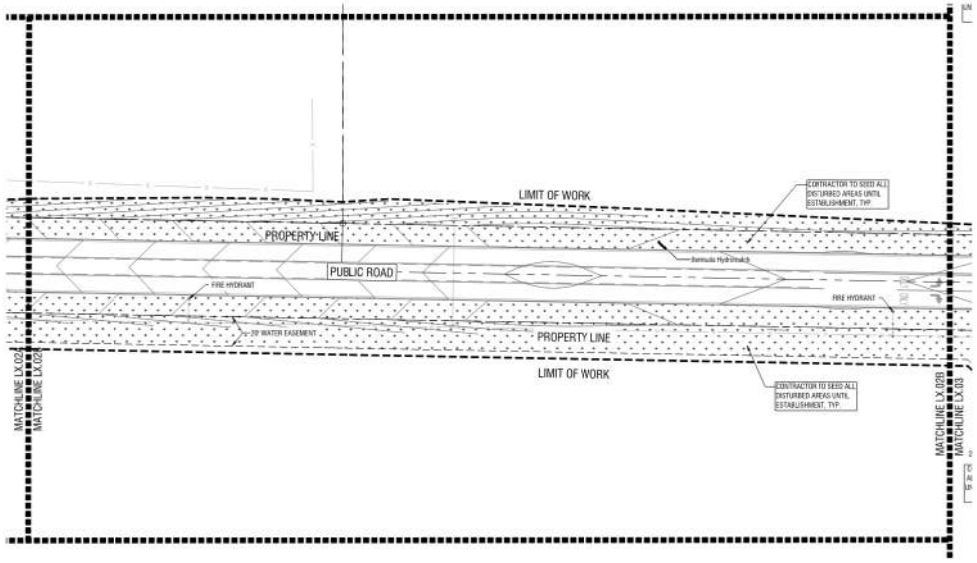
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TRAMMELL CROW COMPANY
SPRINGDALE ARKANSAS

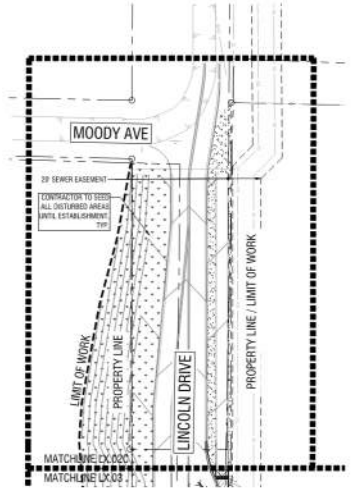
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L1.01

No.	REVISIONS	DATE	BY







MATERIAL LEGEND:

METALS

M-1 STEEL EDGE
MATERIAL: 3/16" x 4" STEEL PLATE
COLOR: POWDERCOAT BLACK
SIZE: LENGTHS PER PLAN, ALL SEAMS TO BE FLUSH AND LEVEL
INSTALL: REF. DETAILS
APPROVAL: *CUT SHEET*

AGGREGATES

AG-1 AGGREGATE
TYPE: RAINBOW
SIZE: 3"-4" SIZE
INSTALL: REFER DETAILS
SUPPLIER: OZARK MOUNTAIN STONE, OR APPROVED EQUAL
CONTACT: (870) 847-7196
APPROVAL: *SAMPLE, MOCKUP*

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Littleleaf Linden / Tilia cordata
	Live Oak / Quercus virginana
	Maidenhair Tree / Ginkgo biloba
	Norway Maple / Acer platanoides
	Red Maple / Acer rubrum
SYMBOL	**COMMON / BOTANICAL NAME**
SHRUBS	
	Blue Point Juniper / Juniperus chinensis 'Blue Point'
	Dwarf Burford Holly / Illex comuta 'Dwarf Burford'
	Dwarf Southern Wax Myrtle / Myrica pusilla
	Encore Azalea / Rhododendron x 'Conlea'
	Glossy Abelia / Abelia x grandiflora
SYMBOL	**COMMON / BOTANICAL NAME**
GROUND COVERS	
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Bermuda Hydromulch / Bermuda Hydromulch
	Green-and-Gold / Chrysogonum virginianum

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

No.	REVISIONS	DATE	BY

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Date
Lic. No.
Type

KHA PROJECT
069497002
DATE
JULY 2026
SCALE AS SHOWN
DESIGNED BY AEA
DRAWN BY AEA
CHECKED BY AMH

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TRAMMELL CROW COMPANY
SPRINGDALE ARKANSAS

LANDSCAPE PLAN

SHEET NUMBER
L1.02

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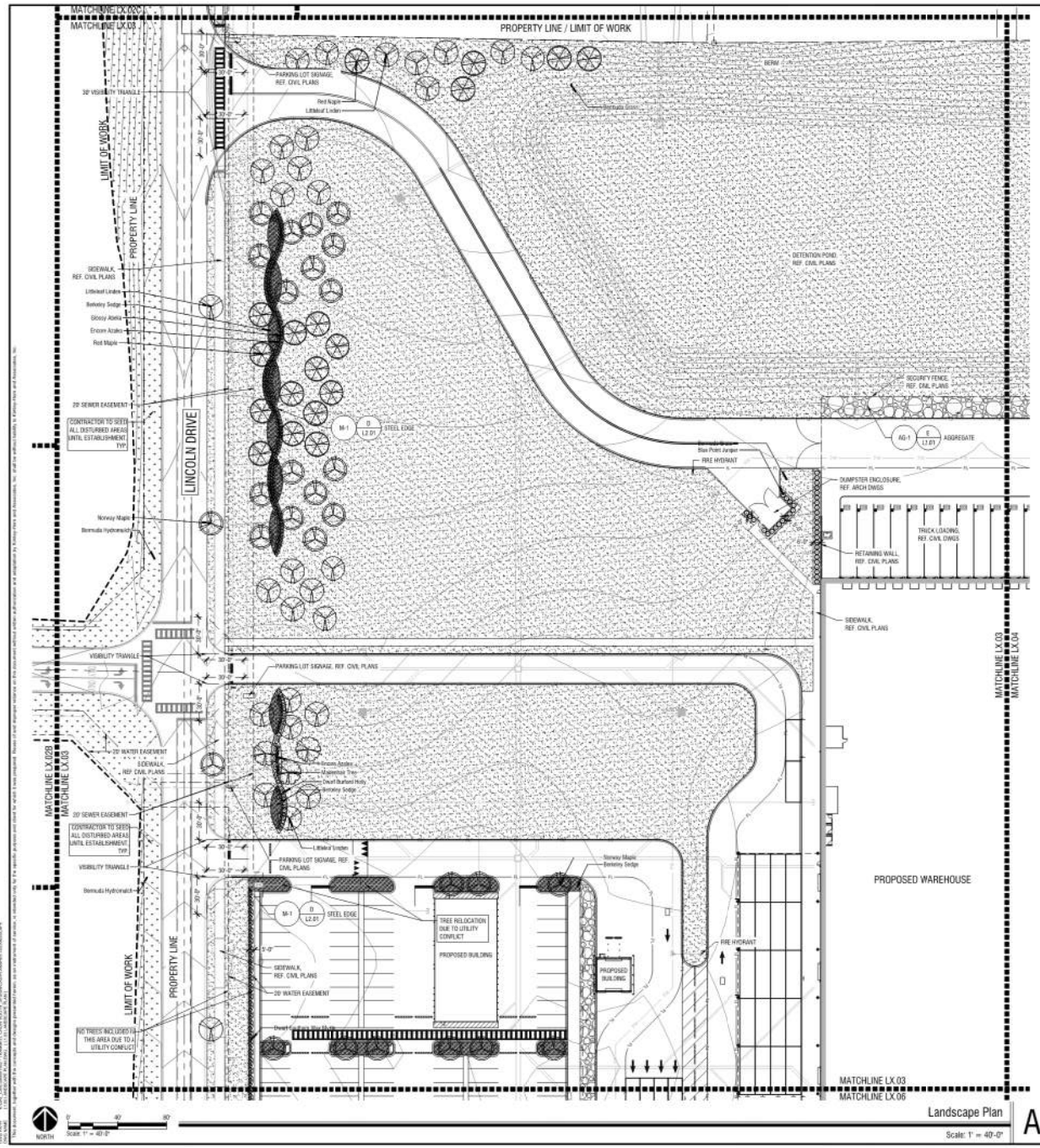

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Littleleaf Linden / Tilia cordata
	Live Oak / Quercus virginiana
	Maidenhair Tree / Ginkgo biloba
	Norway Maple / Acer platanoides
	Red Maple / Acer rubrum
SHRUBS	
	Blue Point Juniper / Juniperus chinensis 'Blue Point'
	Dwarf Burford Holly / Ilex comuta 'Dwarf Burford'
	Dwarf Southern Wax Myrtle / Myrica pusilla
	Encore Azalea / Rhododendron x 'Conlea'
	Glossy Abelia / Abelia x grandiflora
GROUND COVERS	
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Bermuda Hydromulch / Bermuda Hydromulch
	Green-and-Gold / Chrysogonum virginianum

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

MATERIAL LEGEND:

METALS

M-1 STEEL EDGE
MATERIAL: 3/16" x 4" STEEL PLATE
COLOR: POWDERCOAT BLACK
SIZE: LENGTHS PER PLAN, ALL SEAMS TO BE FLUSH AND LEVEL
INSTALL: REF. DETAILS
APPROVAL: *CUT SHEET*

AGGREGATES

AG-1 AGGREGATE
TYPE: RAINBOW
SIZE: 2"-4" SIZE
INSTALL: REFER DETAILS
SUPPLIER: OZARK MOUNTAIN STONE, OR APPROVED EQUAL
CONTACT: (870.847.7196)
APPROVAL: *SAMPLE, MOCKUP*

Kimley»Horn
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
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No.	REVISIONS	DATE	BY

KHA PROJECT 096587002
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LINCOLN DRIVE WAREHOUSE
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SPRINGDALE ARKANSAS

LANDSCAPE PLAN

SHEET NUMBER
L1.03

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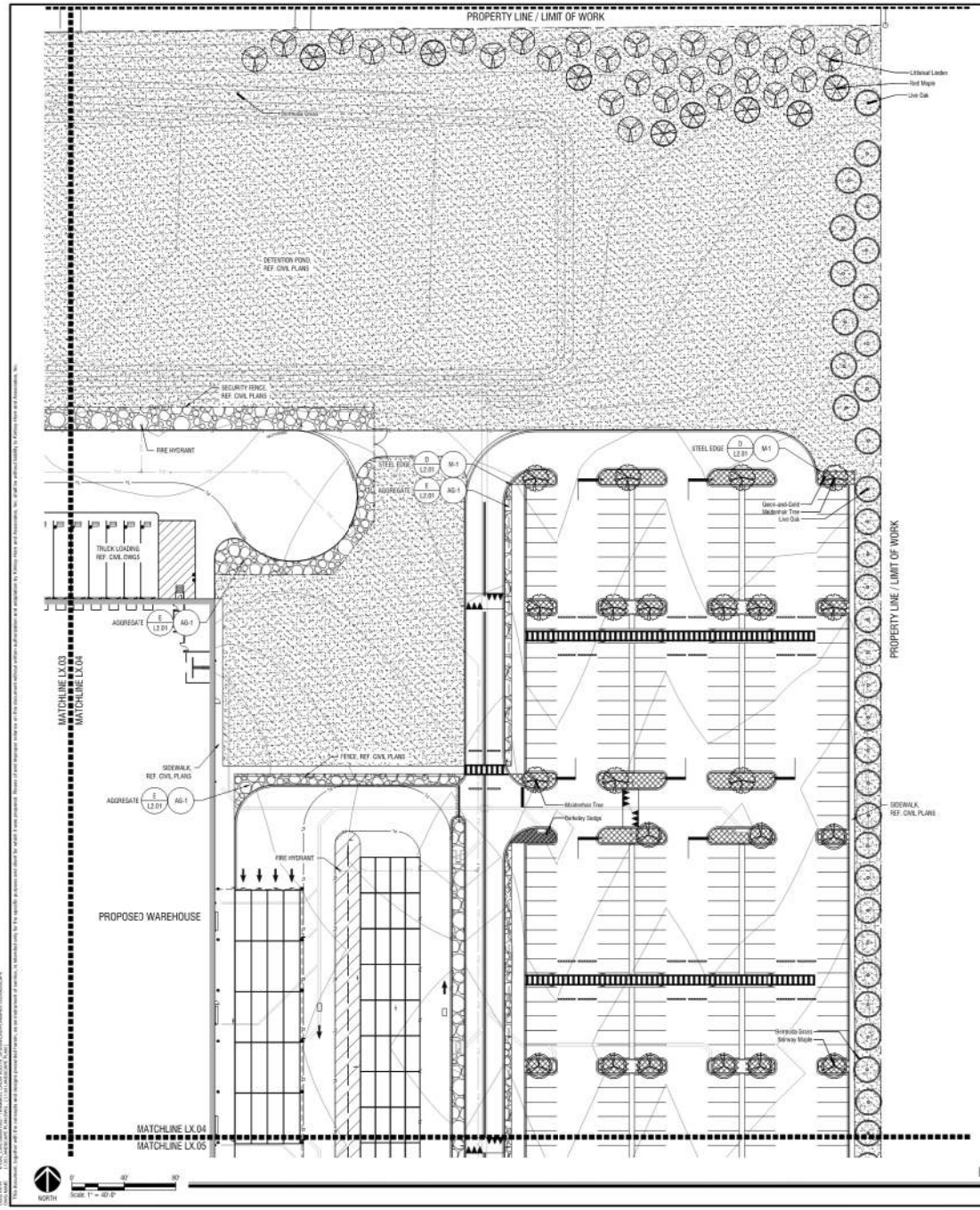

Landscape Plan

Scale: 1" = 40'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Littleleaf Linden / Tilia cordata
	Live Oak / Quercus virginana
	Maidenhair Tree / Ginkgo biloba
	Norway Maple / Acer platanoides
	Red Maple / Acer rubrum

SYMBOL	COMMON / BOTANICAL NAME
SHRUBS	
	Blue Point Juniper / Juniperus chinensis 'Blue Point'
	Dwarf Burford Holly / Illex comuta 'Dwarf Burford'
	Dwarf Southern Wax Myrtle / Myrica pusilla
	Encore Azalea / Rhododendron x 'Conlea'
	Glossy Abelia / Abelia x grandiflora

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Bermuda Hydromulch / Bermuda Hydromulch
	Green-and-Gold / Chrysogonum virginianum

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MATERIAL LEGEND:

METALS

M-1 — STEEL EDGE
MATERIAL: 3/16" x 4" STEEL PLATE
COLOR: POWDERCOAT BLACK
SIZE: LENGTHS PER PLAN, ALL SEAMS TO BE FLUSH AND LEVEL
INSTALL: REF. DETAILS
APPROVAL: CUT SHEET

AGGREGATES

AG-1 — AGGREGATE
TYPE: RAINBOW
SIZE: 2"-4" SIZE
INSTALL: REFER DETAILS
SUPPLIER: OZARK MOUNTAIN STONE, OR APPROVED EQUAL
CONTACT: (870) 847-7196
APPROVAL: SAMPLE, MOCKUP

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LINCOLN DRIVE WAREHOUSE
PREPARED FOR TRAMMELL CROW COMPANY
SPRINGDALE ARKANSAS

LANDSCAPE PLAN

SHEET NUMBER
L1.04

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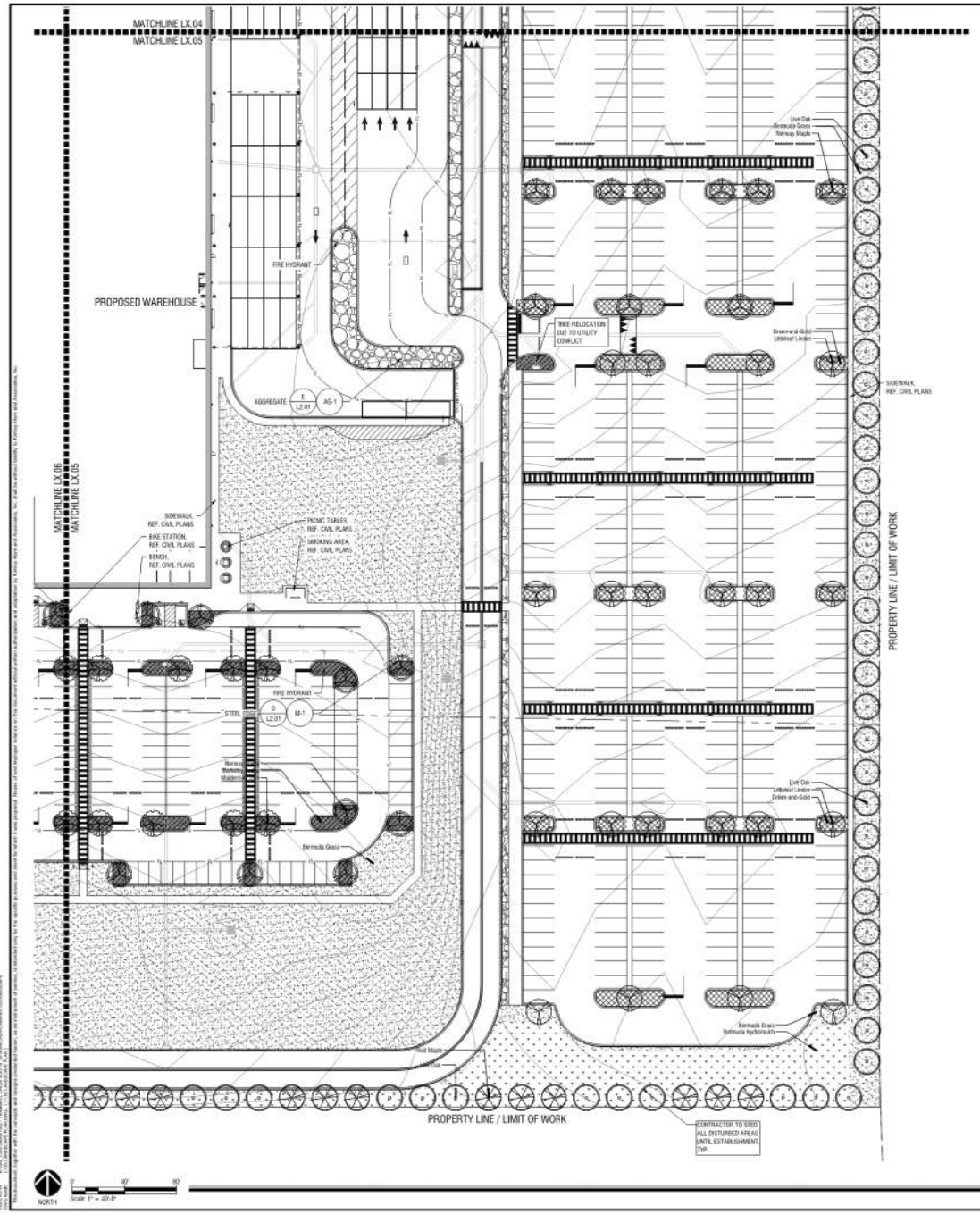

Landscape Plan

Scale: 1" = 40'-0"

A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Littleleaf Linden / Tilia cordata
	Live Oak / Quercus virginana
	Maidenhair Tree / Ginkgo biloba
	Norway Maple / Acer platanoides
	Red Maple / Acer rubrum
SHRUBS	
	Blue Point Juniper / Juniperus chinensis 'Blue Point'
	Dwarf Burford Holly / Illex comuta 'Dwarf Burford'
	Dwarf Southern Wax Myrtle / Myrica pusilla
	Encore Azalea / Rhododendron x 'Conlea'
	Glossy Abelia / Abelia x grandiflora
GROUND COVERS	
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Bermuda Hydromulch / Bermuda Hydromulch
	Green-and-Gold / Chrysogonum virginianum

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

MATERIAL LEGEND:

METALS

M-1 — STEEL EDGE
MATERIAL: 3/16" x 4" STEEL PLATE
COLOR: POWDERCOAT BLACK
SIZE: LENGTHS PER PLAN, ALL SEAMS TO BE FLUSH AND LEVEL
INSTALL: REF. DETAILS
APPROVAL: *CUT SHEET*

AGGREGATES

AG-1 — AGGREGATE
TYPE: RAINBOW
SIZE: 2"-4" SIZE
INSTALL: REFER DETAILS
SUPPLIER: OZARK MOUNTAIN STONE, OR APPROVED EQUAL
CONTACT: (870) 847-7196
APPROVAL: *SAMPLE, MOCKUP*

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LINCOLN DRIVE WAREHOUSE
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SPRINGDALE ARKANSAS

LANDSCAPE PLAN

SHEET NUMBER
L1.05

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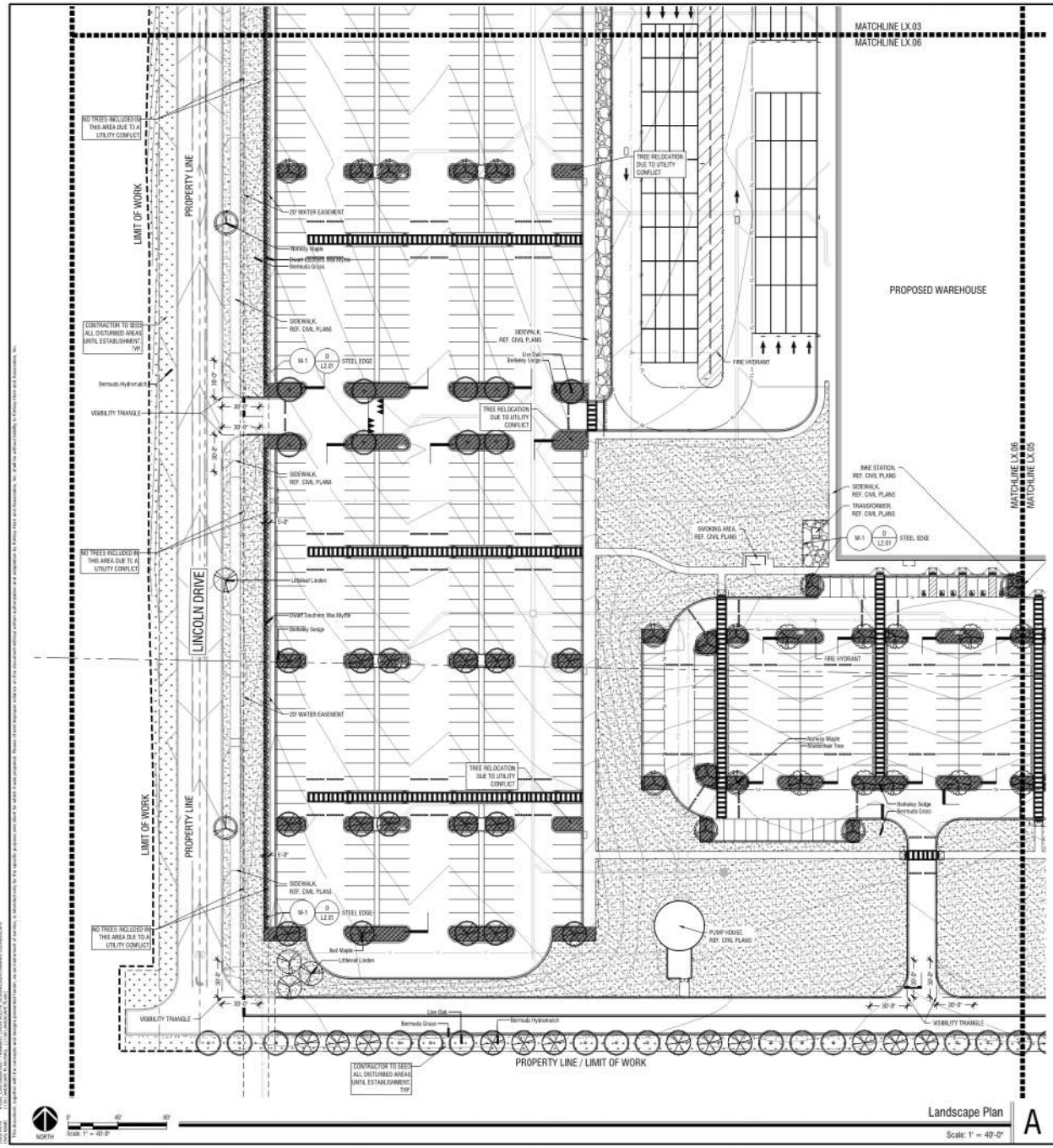

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Littleleaf Linden / Tilia cordata
	Live Oak / Quercus virginana
	Maidenhair Tree / Ginkgo biloba
	Norway Maple / Acer platanoides
	Red Maple / Acer rubrum
SYMBOL	**COMMON / BOTANICAL NAME**
SHRUBS	
	Blue Point Juniper / Juniperus chinensis 'Blue Point'
	Dwarf Burford Holly / Illex comuta 'Dwarf Burford'
	Dwarf Southern Wax Myrtle / Myrica pusilla
	Encore Azalea / Rhododendron x 'Conlea'
	Glossy Abelia / Abelia x grandiflora
SYMBOL	**COMMON / BOTANICAL NAME**
GROUND COVERS	
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Bermuda Hydromulch / Bermuda Hydromulch
	Green-and-Gold / Chrysogonum virginianum

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

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MATERIAL LEGEND:

METALS

M-1 — STEEL EDGE
- MATERIAL: 3/16" x 4" STEEL PLATE
- COLOR: POWDERCOAT BLACK
- SIZE: LENGTHS PER PLAN. ALL SEAMS TO BE FLUSH AND LEVEL
- INSTALL: REF. DETAILS
- APPROVAL: CUT SHEET

AGGREGATES

AG-1 — AGGREGATE
- TYPE: RAINBOW
- SIZE: 2"-4" SIZE
- INSTALL: REFER DETAILS
- SUPPLIER: OZARK MOUNTAIN STONE, OR APPROVED EQUAL
- CONTACT: (870.847.7196)
- APPROVAL: SAMPLE, MOCKUP

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LINCOLN DRIVE WAREHOUSE
PREPARED FOR TRAMMELL CROW COMPANY
SPRINGDALE ARKANSAS

LANDSCAPE PLAN

SHEET NUMBER
L1.06

Return to Agenda

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	SPACING	QTY	REMARKS
TREES							
	Littleleaf Linden / Tilia cordata	4" cal	12' -14' ht	As Shown		82	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
	Live Oak / Quercus virginiana	4" cal	12' -14' ht	As Shown		103	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
	Maidenhair Tree / Ginkgo biloba	4" cal	12' -14' ht	As Shown		34	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
	Norway Maple / Acer platanoides	4" cal	12' -14' ht	As Shown		72	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
	Red Maple / Acer rubrum	4" cal	12' -14' ht	As Shown		66	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	SPACING	QTY	REMARKS
SHRUBS							
	Blue Point Juniper / Juniperus chinensis 'Blue Point'	15 gal	48" ht, min.		48" o.c.	39	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Burford Holly / Ilex cornuta 'Dwarf Burford'	3 gal	24" h x 24" w	36" OC	36" o.c.	39	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Southern Wax Myrtle / Myrica pusilla	3 gal	30" h x 24" w		36" o.c.	278	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Encore Azalea / Rhododendron x 'Conlea'	3 gal	12" h X 12" w	30" OC	30" o.c.	216	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Glossy Abelia / Abelia x grandiflora	3 gal	24" h x 18" w	30" OC	30" o.c.	116	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE		SPACING	QTY	REMARKS
GROUND COVERS							
	Berkeley Sedge / Carex divulsa	1 gal	6" h X 12" w		18" o.c.	22,200 sf	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Bermuda Grass / Cynodon dactylon	sod				604,187 sf	REFER TO SPECIFICATIONS
	Bermuda Hydromulch / Bermuda Hydromulch	HYDROSEED				271,475 sf	REFER TO SPECIFICATIONS. THUNDER TURF SEED MIX, NATIVE AMERICAN SEED. LBS PER ACRE REF. MANUFACTURER SPECS
	Green-and-Gold / Chrysogonum virginianum	1 gal	6" h X 6" w		18" o.c.	14,856 sf	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

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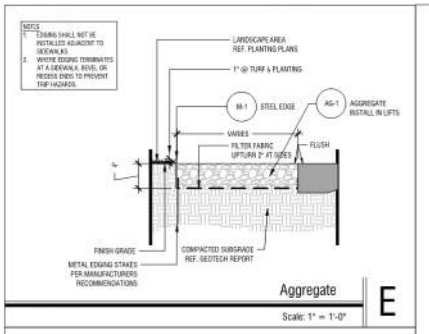
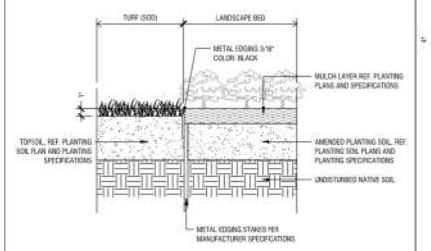
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



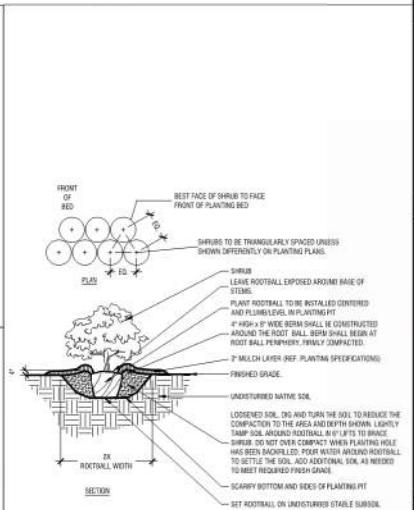
Aggregate E

Scale: 1" = 1'-0"



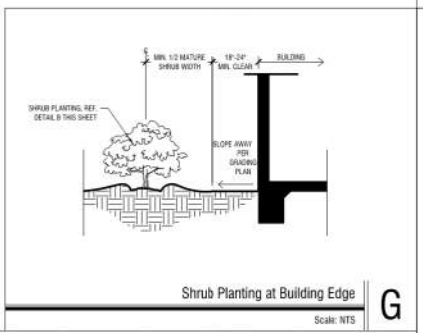
Metal Edgeing (@ Turf & Landscape Bed) D

Scale: 1 1/2" = 1'-0"



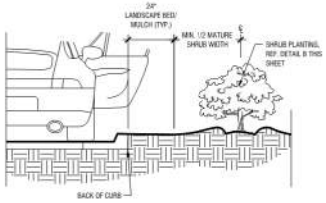
Typical Shrub Planting B

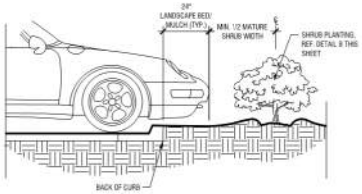
Scale: NTS



Shrub Planting at Building Edge G

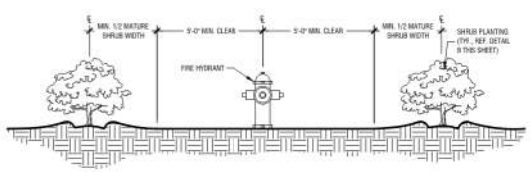
Scale: NTS





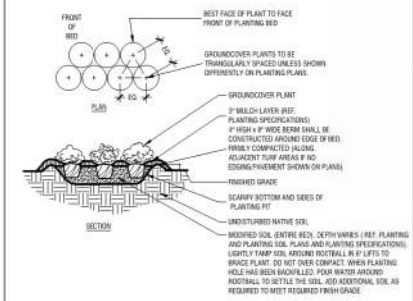
Shrub Planting at Curb C

Scale: NTS



Shrub Planting at Fire Hydrant F

Scale: NTS



Typical Groundcover Planting A

Scale: NTS

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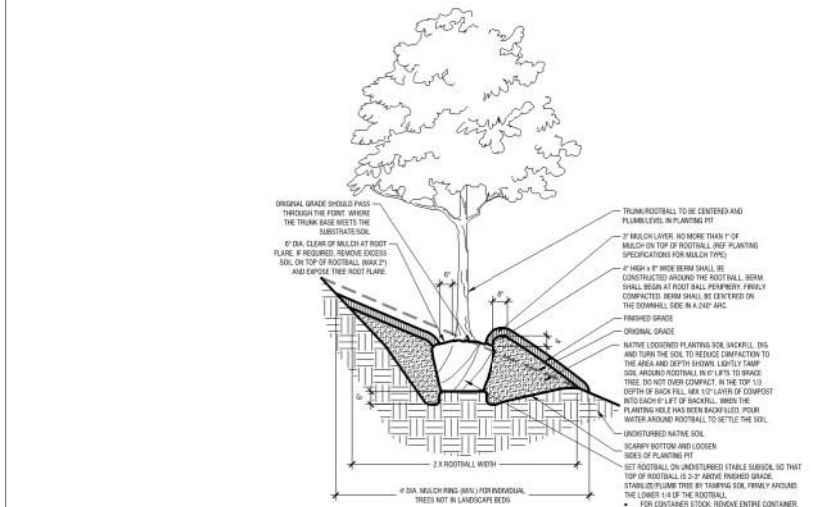
SPRINGDALE ARKANSAS

LANDSCAPE DETAILS

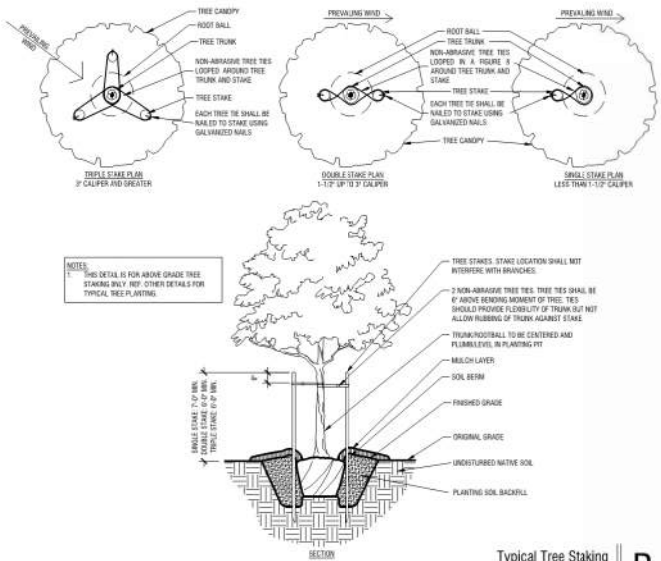
SHEET NUMBER L2.01

Return to Agenda



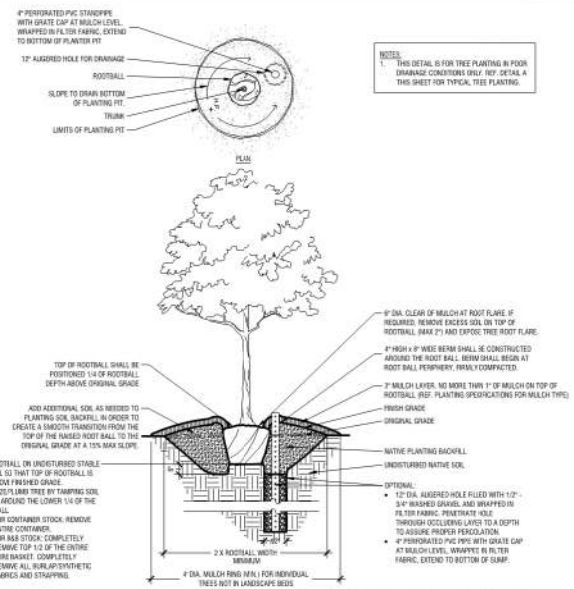
Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes) D

Scale: NTS



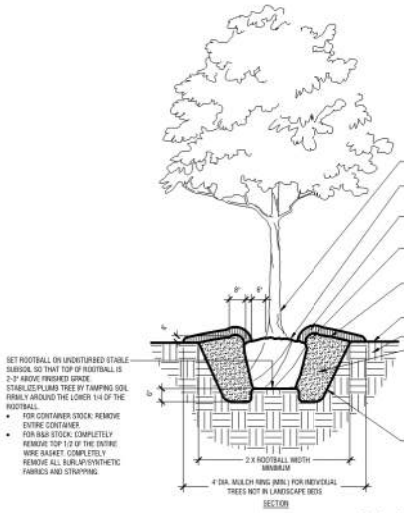
Typical Tree Staking B

Scale: NTS



Tree Planting (Poor Drainage Condition) C

Scale: NTS



Typical Tree Planting (Up to 3" Caliper) A

Scale: NTS

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SPRINGDALE ARKANSAS

LANDSCAPE DETAILS

SHEET NUMBER L2.02

ISSUED
Date Drafting RFI Sub. Drawings
ART 1 07/31/2025
ART 2 08/29/2025
DWG NAME
PLOT DATE
PLOTTED BY
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329310 - PLANTS

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Furnish all labor, material, equipment, related services and supervision necessary for or incidental to the installation of the trees and plants as shown or indicated on the Drawings and/or as specified.

B. Work included:
1. Trees
2. Mulching
3. Bed Preparation

1.2 REFERENCE STANDARDS

A. American Standard for Nursery Stock, Edition approved May 2, 1986 by American National Standards Institute, Inc. - plant material.

1.3 SUBMITTALS

A. Delivery Receipts and Invoices: Submit original delivery receipts and invoices for materials used.

B. Product Data: Submit manufacturer's product data sheets for proprietary products.

C. Samples:
1. Submit photos of trees and source nursery information to the Landscape Architect for review prior to tree tagging.
2. Submit for approval sufficient representative quantities of sandy loam, composted organic material, steel edging, mulch, peat moss and crushed rock. Samples shall be approved by the Landscape Architect before use on project.

D. Soil Fertility Test Reports:
1. Submit analysis, test results and corrective recommendations to Landscape Architect.
2. Two tests required of existing soil taken at different locations on the project site as directed by the Landscape Architect.
3. One test required of the specified composted organic material mixed in equal parts with the existing topsoil.

1.4 DELIVERY, STORAGE AND HANDLING

A. Deliver packaged materials in containers showing weight, analysis and name of manufacturer.

B. Protect materials from deterioration during delivery and while stored at the site.

1.5 PROJECT CONDITIONS

A. Site Inspection:
1. It is the bidding contractors' responsibility to review all site conditions, as they relate to the proposed project, prior to submission of a bid. Any issues or concerns will be submitted to the Landscape Architect prior to bidding. Submission of a bid will indicate that the bidding contractor has made a site inspection.

B. Utilities:
1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Do not permit heavy equipment such as trucks to damage utilities. Hand excavate, as required to minimize possibility of damage to underground utilities. Maintain grade stakes until removal is directed.
2. Coordinate with irrigation work to prevent damage to temporary risers of underground sprinkling system and obstruction of work located in landscape areas.

C. Protections:
1. Do not move equipment over existing or newly placed structures without the Landscape Architect's approval.
2. Provide board roadway as required to protect paving and soft soil.
3. Protect other improvements from damage, with protection boards, ramps and protective sheeting as required.
4. Locate and stake irrigation heads, valve risers and equipment prior to beginning soil preparation work.
5. During work and maintenance period, maintain topsoil and prepared soil in place at established grades. Replace topsoil, prepared soil and mulch due to erosion.

D. Delivery and Storage:
1. Store materials in area covered with protective sheeting.
2. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with sawdust or other approved material.

1.6 SUBSTANTIAL COMPLETION & PROJECT CLOSEOUT

A. A Certificate of Substantial Completion will be issued when the Work performed under the Contract has been reviewed and found, to the Landscape Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof is also the date of commencement of applicable guarantees as specified.

B. A list of items to be completed or corrected will be attached to the Certificate of Substantial Completion. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

C. The Contractor will complete or correct the Work on the list of items within a specific number of days as shown on the Certificate of Substantial Completion.

D. Upon completion and re-inspection of all corrected items listed, the Landscape Architect will recommend to the Owner that the work of this Section is ready for final acceptance.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, state, county and local regulations governing landscape materials and work.

B. Installer Qualifications: The bidding company will specialize in landscape installation with 5 years documented experience. The contractor will staff the project with a competent superintendent and the necessary assistants as approved by the Landscape Architect. The superintendent will not be changed except with the consent of the Landscape Architect and Owner. The superintendent must have a minimum 5 years' experience with similar projects.

C. Personnel: Employ only experience personnel who are familiar with the required work. Provide adequate supervision by a qualified foreman.

1.8 GUARANTEE

A. Guarantee plants and trees for one year after date of Final Acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by the Landscape Architect. Replace plants, including trees, which have partially died thereby damaging shape, size or symmetry.

B. Replace plants and trees with same kind and sizes as originally planted, at no cost to the Owner. At direction of the Landscape Architect, trees may be replaced at start of next year's planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping, conduit or other work during replacement. Repair damage immediately.

1.9 PROGRESS MEETINGS

A. Contractor shall attend all progress meetings as requested by the Landscape Architect/Owner during installation.

1.10 QUANTITY VERIFICATION

A. The bidding contractor is responsible for the inclusion of all materials, labor, and equipment as outlined in the plans and specification. The plant list is provided to the bidding contractor as a convenience and the quantities are approximate.

B. VERIFICATION OF ALL QUANTITIES IS THE SOLE RESPONSIBILITY OF THE BIDDING CONTRACTOR. Any discrepancies must be reported to the Landscape Architect prior to submittal of bid.

C. The Contractor is required to install the specified type and quantity of composted organic material purchased from the specified supplier. Soil Building Systems will e-mail the Landscape Architect, as orders are being placed, for verification that the specified material, quantity and supplier are being used.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Plants shall be well-formed No. 1 grade or better nursery stock in accordance with requirements of reference standards, subject to the Landscape Architect's approval. Listed plant heights are from tops of plant balls to the nominal tops of plants.

B. Caliper: Trees 4 inches and less are measured 6 inches above top of root ball.

C. Trees connected to stakes at the nursery are not acceptable and will be rejected.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam: Fertile, dark sandy loam free of rubble, stones, lumps, plant roots and reasonably free of weeds. Loam containing nut grass or Dallisgrass shall be rejected.

B. Commercial Fertilizer: Complete fertilizer, uniform in composition, dry and free flowing. Deliver to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis. Lesco 14-14-14 landscape and ornamental fertilizer with micronutrients.

C. Composted Organic Material: Soil Building Systems -or- The Organic Recycler 'Ph Balanced' Compost with a ph of 5.5 to 6.5 and shall be free of treated or used lumber, pine bark or mushroom compost waste. 97% of the material shall pass through a .5 inch screen and 100% shall pass through a .75 inch screen.

2.3 MISCELLANEOUS MATERIALS

A. Crushed Rock: Washed .75 inch to 1.5 inches in diameter.

B. Tree Staking: Arborguy @ (866) 272-6771.
1. Trees up to 4 inch caliper - Arborguy PRO400.
2. Mulch: As noted per plans.

C. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Co. or equal.

D. Fertilizer Tablets: BioPlex Planting Tablets, 15 gram, 12-8-8, BioPlex @ 1-800-441-3573.

E. 4 inch PVC pipe and cap D3A 55 280.

F. Technical Concentrate and Plant Enhancer: BioPlex @ 1-800-441-3573 Pre-Emergent Herbicide: Barricade or Pre-M.

329310 - PLANTS (CONT.)

PART 3 - EXECUTION

3.1 EXAMINATION AND PREPARATION

A. Examine sub-grade and other related construction for defects that adversely affect Work.

B. Do not proceed until unsatisfactory conditions have been corrected.

C. Plant trees during normal seasons for such work in the project location and only when weather conditions are suitable.

D. Plant trees after final grades are established and prior to planting of lawns.

E. Additional soil amendments may be required per soil test results.

3.2 BED PREPARATION

A. When grassy or broadleaf weeds are present, spray with Roundup, a non-selective systemic herbicide, for 100% control. When Nut Sedge is present, spray with Manage, a selective post emergent herbicide, for 100% control. Application of post emergent herbicides is to be performed by a licensed applicator.

B. Layout and stake beds for the Landscape Architect's approval prior to installation of steel edging and planting.

C. Excavate existing soil from beds as needed to allow for installation of the specified organic compost and mulch. Excavated materials will be removed from the site as required by the Landscape Architect and Owner.

D. IMPORTANT: Provide 4 inches of composted organic material in shrub and groundcover beds.

E. Till to a depth of 8 inches.

F. Add commercial fertilizer at 7 pounds per 1,000 square feet of bed area and apply prior to application of mulch.

G. The fertilizer type and rate specified herein is applicable unless countermanded by the soil fertility test corrective recommendations, in which case they will be applicable.

H. Grade beds to allow for free flow of surface water to the bed edge and away from buildings. Beds will be mounded 2 inches to 3 inches and tapered at the edges to meet existing grade.

3.4 PLANTING

A. Trees
1. Plant trees in pits 3 times greater in diameter than root ball. Top 1/3 of backfill will be 20% compost mixed with 80% native soil. Bottom 2/3 of backfill will be 100% native soil. Carefully settle by watering to prevent air pockets.
2. Add fertilizer tablets at the rate of four (4) per 1 inch caliper for trees. Follow label directions for placement of tablets.
3. Carefully prune trees to remove dead and broken branches.
4. Place root ball in the center of the hole. Do not handle tree by the trunk to place in hole. Scarify and roughen sides of hole where glazed by mechanical excavation.
5. Make sure the root flare is 2 inches higher than the adjacent soil elevation. The top of the terminal roots at the outer edge of the root ball should be even with or slightly higher than the adjacent soil elevation. Set root ball on undisturbed soil.

3.5 SUMMER DIGGING & TRANSPLANTING

B. To minimize transplant shock, plant decline, defoliation or loss to all balled and burlaped plants.
1. Apply Technical Concentrate and Plant Enhancer to plants 24 to 96 hours prior to digging or transplanting.
2. Apply with both a foliar and root drench at identical dilutions of 1.0 fl. oz. (low stress conditions) to 3.0 fl. oz. (high stress conditions) per inch of trunk diameter or each 24 inches of plant height. Mix into 5 to 10 gallons of water for each 1 inch of trunk diameter and 24 inches of plant height.
3. Re-apply in 15 to 30 days or sooner if extreme environmental stress requires. Re-apply at either a rate of 1 to 3 fl. oz. per inch of trunk diameter or 5 to 7 fl. oz. per 5 to 10 gallons of water.

3.6 TREE SUMPS

A. Perform percolation test for each tree pit and install sump detail only when satisfactory drainage does not occur within 24 hours.

B. Excavate sump pit to a minimum depth of 4 feet 6 inches below bottom of root ball and a minimum of 12 inch diameter.

C. Install 4 inch diameter PVC pipe and cap. The portion of pipe in crushed rock is to be perforated.

D. Place crushed rock per tree planting detail.

E. Place filter fabric over top of crushed rock and 12 inches up side of tree pit.

F. Paint PVC cap, color to be selected. Drill 5/8 inch diameter hole in top of cap.

3.7 STAKING TREES

A. Stake trees immediately after planting as shown on planting details.

B. All container grown and containerized trees will be staked per the tree planting detail.

C. All balled and burlap trees are not required to be staked but maybe guyed with the Landscape Architects approval.

D. It will be the Landscape Contractor's responsibility to maintain trees in a plumb position through the warranty period whether they are guyed or not.

3.8 MULCHING

A. After planting has been completed and approved by Landscape Architect, cover all bare soil around plants. The depth shall vary depending on the plants being mulched. Large plants will receive a 3 inch depth and plants in 4 inch pots and smaller will receive a 1 inch depth. At no time will mulch come in contact with the stems of plants. Delay mulching in shrub beds until after application of pre-emergent herbicide and near substantial completion of the project.

3.9 CLEANUP

A. During work, keep premises neat and orderly including organization of storage areas. Trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants, shall be removed from site daily as work progresses.

B. Keep sidewalks, streets and courtyard areas clean by sweeping or hosing.

3.10 MAINTENANCE

A. Water will be provided by the Owner. Provide necessary hoses and other watering equipment required to complete work.

B. Until Final Acceptance, maintain plantings and trees by watering, cultivating, weeding, spraying, clearing and replacing as necessary to keep the landscape in a vigorous, healthy condition and raise bed areas as required.

C. Follow landscape maintenance procedures outlined in Specifications Section 329510 - Planting Maintenance.

3.11 PLANT SCHEDULE

A. Refer to schedule on drawings.

END OF SECTION

329200 - TURF AND GRASSES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:
1. Soil Preparation.
2. Sod.
3. Seed.
4. Hydro-mulch.
5. Temporary Irrigation.

1.2 DEFINITIONS

A. Finish Grade: Elevation of finished surface of planting soil.

B. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.

C. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill immediately beneath planting soil.

D. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.

1.3 SUBMITTALS

A. Any deviation from this specification and drawings must be approved in writing by the Owner via submittal.
1. Certification of seed source.
2. Certification of sod source.
3. Soil Test Results.

1.4 QUALITY ASSURANCE

A. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when planting is in progress.

B. Topsoil Analysis: Contractor shall furnish soil analysis from (2) locations of stockpiled existing topsoil to be re-used on site. If imported topsoil is proposed, a soil analysis shall be provided from the source material as well. Test shall be performed by a qualified soil-testing laboratory, such as the Texas A&M Extension service.
1. Test Type: Report suitability of topsoil for Turf Grass. State recommended quantities on nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory topsoil.

1.5 MAINTENANCE SERVICE

A. Initial Lawn Maintenance Service: Provide full maintenance by skilled employees of landscape installer. Maintain as required in Part 3. Begin maintenance immediately after each area is planted and continue until acceptable lawn is established, but for not less than the following periods:
1. Sodded Lawns: 30 days from date of Substantial Completion.
2. Seeded Lawns: 60 days from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 SOD

A. Sod per the planting schedule.

2.2 SEED

A. Seed per the planting schedule.

2.3 HYDRO-MULCHCAP

A. Pro Matrix by Profile, or approved equal. Application rate per manuf.

2.4 TOPSOIL

A. Topsoil: On site soil, stripped prior to mass grading, or imported meeting criteria herein.
1. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth. If stripped topsoil is insufficient in quantity or quality, the contractor shall import, at no additional expense, sufficient soils to bring the site grades to the required elevations.
2. 2" minimum profile for all areas to receive seed.

2.5 COMPOST

A. Compost: well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 5 to 10 decisiemens/m. Kelley Thomas Landscape Nursery or approved equal.

PART 3 - EXECUTION

3.1 LAWN PREPARATION

A. Newly Graded Topsoil: Finish grade by removing stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.

B. Sod Areas: Apply fertilizer in recommended rates from soil test, then till into 3" existing soil to prepare turf areas.

C. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit finish grading to areas that can be planted in the immediate future.

D. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

E. Before planting, restore areas if eroded or otherwise disturbed after finish grading.

3.2 SOD INSTALLATION

A. Sod: Roll sod over the areas identified on the plans with staggered joints. Use a manual roller drum following first watering. Use fine sand to fill joints and re-roll after the first week of watering. Any settling in areas of trenches, or other areas will not be accepted until a smooth, evenly draining slope is obtained.

3.3 SEED INSTALLATION

A. Seeding in large open areas: Contractor shall seed at the rates per seed manufacturer.

B. Hydro-Mulch Cap: Apply over seed installed per 2.3.

C. Seeding in reinforced Channel Areas (Areas 3:1 or greater):
1. Surface broadcast, cult-pack or drill seed 50% of the specified seed mix in the reinforced area.
2. Install the Enkamat, or approved equal, per manufacturer's recommendations.
3. Apply Flexterra, or approved equal, at the rates specified above with the remaining 50% of the seed mix.

D. Temporary Irrigation
1. The contractor shall utilize temporary irrigation by any method approved by the Owner's Representative on the condition that planting establishment and acceptance is the sole responsibility of the Contractor.
2. The Irrigation Plan identifies areas that are to receive vegetation and temporary watering for establishment. Fire hydrants area located on the plan for water access.

3.4 LAWN MAINTENANCE

A. Maintain and establish lawn by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, re-grade, and replant bare or eroded areas and re-mulch to produce a uniformly smooth lawn. Provide materials and installation the same as those used in the original installation.

B. Mow sod for maintenance. Mow lawn one time as soon as top growth is tall enough to cut.

C. Mow seeded areas once when average height reaches 12" inches, down to a height of 6" inches.

3.5 SATISFACTORY TURF

A. Satisfactory Sod: Fully rooted, evenly colored sod without visible sod joints that has been mowed at least twice.

B. Use specified materials to reestablish lawns that do not comply with requirements and continue maintenance until lawns are satisfactory.

C. Satisfactory Seeded Areas: A healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 6 by 6 inches that has been mowed at least twice. Use specified materials to reestablish lawns that do not comply with requirements and continue maintenance until lawns are satisfactory.

END OF SECTION

329510 - LANDSCAPE MAINTENANCE

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Landscape Maintenance Contractor shall furnish all labor, equipment, chemicals and fertilizer necessary to maintain newly planted landscaping leaving plants in a vigorous, healthy state through the end of the stated maintenance period. Maintenance shall consist of watering, weeding, fertilizing, disease and insect pest control, pruning, aerating, protective spraying and any other procedures consistent with good horticultural practice necessary to insure normal, vigorous and healthy growth of all landscape materials under this contract. Trash and debris will be removed from the project during each regular site visit. Maintenance shall begin following final acceptance of the landscape installation.

B. The Landscape Maintenance Contractor shall be responsible for the use of all his/her materials, labor and equipment. Injury to plant material caused by such maintenance, labor and equipment shall be corrected and repaired by the Landscape Maintenance Contractor at his/her expense. This includes both reseeding areas damaged by tractor treads when mowing is conducted at an inappropriate time, as determined by the Owner or his/her agent, and replacement of any plants, hardscape, or other amenities on the site when damaged by the Contractor's equipment, materials or agent(s).

1.2 INSURANCE

A. Contractor shall provide to the Owner, at his own expense, evidence of adequate Workman's Compensation, General Liability and Property Damage Liability, subject to approval of the Owner.

1.3 CLEAN UP

A. All debris, tools, surplus materials, equipment, etc. shall be removed after each regular visit from the maintenance crew. The site shall be left in a neat, acceptable condition such as to meet the approval of the Owner.

1.4 LICENSE REQUIREMENTS

A. Pesticide: The Contractor shall be a licensed pesticide applicator or employ a licensed certified pesticide applicator for the treatment of insects and diseases if required by the Texas Pesticide Use and Application Regulations of the Texas Department of Agriculture. The Owner may require documentation of such certification as necessary for his records.

B. Herbicide: The Contractor shall possess a permit or employ a person who possesses a permit to apply herbicide if required by the Texas Pesticide Use and Application Act of the Texas Department of Agriculture. The Owner may require documentation of such certification as necessary for his records.

C. Irrigation: The Contractor shall possess an irrigator's license issued by the State of Texas or employ such a licensed irrigator to perform the irrigation system maintenance. The irrigation system shall be maintained under the supervision of the licensed irrigator who shall be on the site at all times during this work.

The Owner may require documentation of such license for his records. The Contractor shall verify and adhere to the requirements and codes of any controlling utility authorities.

PART 2 - PRODUCTS

2.1 COMMERCIAL FERTILIZER

A. Complete fertilizer, uniform with composition, dry and free flowing, delivered to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis.
1. Turf at 15-5-10 analysis.
2. Turf at 27-6-8 analysis.
3. Trees at 32-7-7 analysis (Injecto-Feed).
4. Trees at 0-4-4 analysis (Agri-Plex).

2.2 SOIL FERTILITY TEST

A. The Contractor will be required to furnish the Owner with two (2) soil fertility reports including corrective recommendations.

B. The exact location of each soil sample taken will be provided by the Landscape Architect or Owner.

C. Soil fertility testing will be conducted by a laboratory specializing in this type of testing and approved by the Landscape Architect or Owner.

2.3 MULCH

A. Partially decomposed dark brown, fine shredded hardwood bark mulch, reference plans for type.

2.4 WATER

A. Water will be supplied by the Owner.

2.5 PLANT REPLACEMENT

A. It will be the responsibility of the Landscape Maintenance Contractor to replace any and all plant material that is dead or damaged due to non-performance of the contracted scope of work, un-supervised personnel or un-supervised subcontractors.

2.6 PESTICIDES AND HERBICIDES

A. Pesticides and herbicides shall be of the type that is commercially available.

PART 3 - EXECUTION

3.1 TREE MAINTENANCE

A. The Scope of Work for plant maintenance includes all possible means required to preserve the plants and vegetative material existing within the site in a healthy and vigorous growing condition to insure their successful establishment. Plant maintenance shall include, as a minimum, the following items:
1. Pruning: All trees within the limits of landscape maintenance, shall be pruned by the Contractor to the satisfaction of the Owner. Pruning shall be done in accordance with accepted pruning practices as set forth by the National Arborist Association in Pruning Standards for Shade Trees (current edition). Dead or damaged limbs on trees, including sucker-growth on trunks of trees, are to be removed. Suckers will be removed as needed throughout the year. All pruned materials shall become the property of the Contractor and shall be disposed of in a manner acceptable to the Owner. Unless directed differently in the contract documents, pruning shall be accomplished once during the term of this contract.
2. Insect, Disease, and Animal Control: The Contractor shall inspect the plants and planted areas once each two (2) weeks or as approved by the Owner. The Contractor shall be required to notify the Owner in writing of problems with insects, diseases, or animals as such problems arises. The Contractor also shall recommend corrective measures in writing.
3. The Contractor shall treat the plants and/or the planted areas in accordance with accepted methods of horticultural practices and the Texas Department of Agriculture guidelines regarding the use of pesticides. The Contractor also shall follow the manufacturer's instructions for the use and application of any pesticides.
4. Bed Maintenance: The Contractor shall maintain the plant basins and beds free of weeds and grass or other material detrimental to the growth of the plants or appearance of the site. Herbicides, when used by the Contractor, will under no circumstances be used on days where the wind could cause drift hazard to desirable plants. The Contractor shall also follow the manufacturer's instructions for the use and application of any herbicide. Two pre-emergent herbicide applications will be made per year along with manual weeding and post emergent herbicide applications as required. All shrub and groundcover beds shall be fertilized two (2) times per year at a rate of 2 lbs. Per 1,000 square feet. Hardwood mulch shall be maintained to a minimum depth of two (2) inches, in all bed areas.
5. Re-staking and re-bracing of Plants: Any damaged or destroyed stakes, guys or braces shall be replaced by the Contractor. This shall include any adjustment to the staking or guying to prevent girdling of plants. Adjustment will be made to tighten wires and cables as required.
6. Tree Mulching and Fertilization:
a) Maintain a 2" layer of shredded hardwood mulch over all tree root balls in turf areas. Add new mulch as required.
b) Deep root fertilize all trees with a combination of Injecto-Feed 32-7-7 and Agri-Plex 0-4-4 with 2 percent magnesium, 2 percent water soluble magnesium, 3 percent sulfur, .02 percent boron, 5 percent iron, .5 percent manganese and .5 percent zinc. Mix 20 pounds of Injecto-Feed and 1 gallon of Agri-Plex in 100 gallons of water. Apply this solution at the rate of 5 gallons per inch trunk diameter measured at breast height. Space injection points at 2.5 foot intervals starting 2 feet beyond the drip line. Apply .5 gallon of solution per injection site. Soil injections should be made 6 to 8 inches deep using an injector probe at 150 to 200 PSI. Keep fertilizer solution agitated during application. Where trees are closely spaced and have overlapping treatment areas, inject only once in those areas. Do not double inject these areas. For trees growing in wells surrounded by concrete, walks or other hard surfaces, drench the top of the root ball with 10 to 15 gallons of fertilizer solution.

3.2 TURF AND GRASS MAINTENANCE

A. Sod
1. Mowing and Trimming: All lawns shall be mowed approximately every seven days April thru September, three (3) times per month in March and October and once monthly November thru February. All sidewalks and curbs shall be edged, and trimming around all trees and other objects within turf areas shall occur in concurrence with the maximum mowing cycles. The Contractor shall use power equipment as approved by the Owner. Nylon cord trimmers shall not be used inside plant basins or beds around plant material.
2. Fertilization: All sod shall be fertilized in March, May, July and September for a total of four (4) applications. Approximately 1.5 to 2 lbs. nitrogen will be applied per 1,000 square feet per application. Various analyses and blends of fertilizers can be used based on soil tests results.
3. Weed Control: All sod shall be treated with two (2) pre-emergent herbicide and four (4) post-emergent herbicide applications for a total of six (6) applications. Herbicide applications will only be required on established stands of grass.
4. Insect, Disease and Animal Control: The Contractor shall inspect all lawn areas once each two (2) weeks or as approved by the Owner. The Contractor shall be required to notify the Owner in writing of problems with insects, diseases, or animals as such problems arises. The Contractor also shall recommend corrective measures in writing.

329510 - LANDSCAPE MAINTENANCE (CONT.)

3.3 IRRIGATION SYSTEM OPERATION AND MAINTENANCE

A. The scope of work for the operation and maintenance of the permanent irrigation system shall consist of the monitoring, adjustment, repair and proper operation of the existing irrigation system as required insuring adequate moisture to the plant material existing on the project. The existing condition of the system and any known deficiencies will be corrected by the Contractor upon approval by the Owner. The Contractor shall insure that all irrigation zones, rain sensors and freeze sensors are operating correctly. Include seasonal draining and winterizing of irrigation system when required.

B. System repairs will include monitoring of the system on a year round bi-weekly basis and reporting of all damaged or trouble areas to the Owner. The Contractors personnel shall repair any damage that may have occurred during the mowing cycle and set automatic systems to correct time requirements. Any damage not the fault of the Landscape Maintenance Contractor shall be assessed and brought to the attention of the Owner with an estimate of the subsequent costs to make the repairs. In the event the irrigation system fails due to the Contractor's actions or neglect, the Contractor shall furnish plant irrigation by a method and quantity approved by the Owner.

END OF SECTION

329119 - TOP SOIL

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. This section specifies all soil material designated as Topsoil on the drawings or in the specifications.

1.2 SUBMITTALS

A. Samples
1. Provide (3) 1-gallon samples for each soil type.
2. Each sample to be a composite of five to seven (5-7) sub-samples taken the full depth of proposed source. On stockpiles, discard upper 6 inches of soil before sampling.
3. Place samples in plastic bags, seal, and place in second paper bag, and label.

B. Test Reports
1. Prior to starting work, submit 2 certified copies of soil test reports to the Landscape Architect for approval.
2. Costs of all tests to be borne by the Contractor.

1.3 QUALITY ASSURANCE

A. All soil samples and testing shall comply with procedures specified in:
1. U.S.D.A. Ag. Handbook 60: Diagnosis and Improvement of Saline and Alkali Soils.

B. Testing Laboratories
1. Certified facilities normally engaged in agronomic soil testing shall be utilized.

A. Required Topsoil Tests
1. Chemical analysis indicating:
a. Fertility: pH, nitrate nitrogen, ammonia nitrogen, phosphate phosphorous, potassium, calcium, magnesium, zinc, iron, and manganese.
b. Suitability: total salinity, boron, sodium, potassium, calcium, magnesium, chloride, and sulfate.
2. Physical properties include:
a. Organic content
b. Particle size distribution

PART 2 - PRODUCTS

2.1 TOPSOIL

NOTE: Topsoil needs to be from Kelley Thomas Landscape Nursery, or approved equal. 2" in all turf areas, and 8" in all planting beds.

A. On-grade topsoil for the work shall conform to the requirements included in this Section.
1. A natural, friable, loamy soil, typical of local topsoil which produces heavy vegetative growth, free from subsoil, weeds, sods, stiff clay, stones larger than ½ inch, toxic substances, debris, or other substances which may be harmful to plant growth.
2. The pH range shall be 6.5 to 7.5.

B. Grading Analysis: Two inch sieve, 100 percent passing. Number 4 sieve, 90 percent minimum passing. Number 10 sieve, 80 percent minimum passing.

C. Sand, silt and clay content:
1. Sand: 20 to 75 percent.
2. Silt: 10 to 60 percent.
3. Clay: 5 to 30 percent.

D. All topsoil shall be free from all herbicides and insecticides which may adversely affect growth of lawn or planting, or which may contain toxic materials.

E. Do not deliver in muddy condition.

F. The Contractor shall not use materials which do not conform to these criteria. At the discretion of the Landscape Architect, such material can either by amended to meet these requirements, or will be removed from the site and replaced with suitable material as specified.

PART 3 - EXECUTION

3.1 Not Used

END OF SECTION

REVISIONS		
No.	DATE	BY

Kimley»Horn

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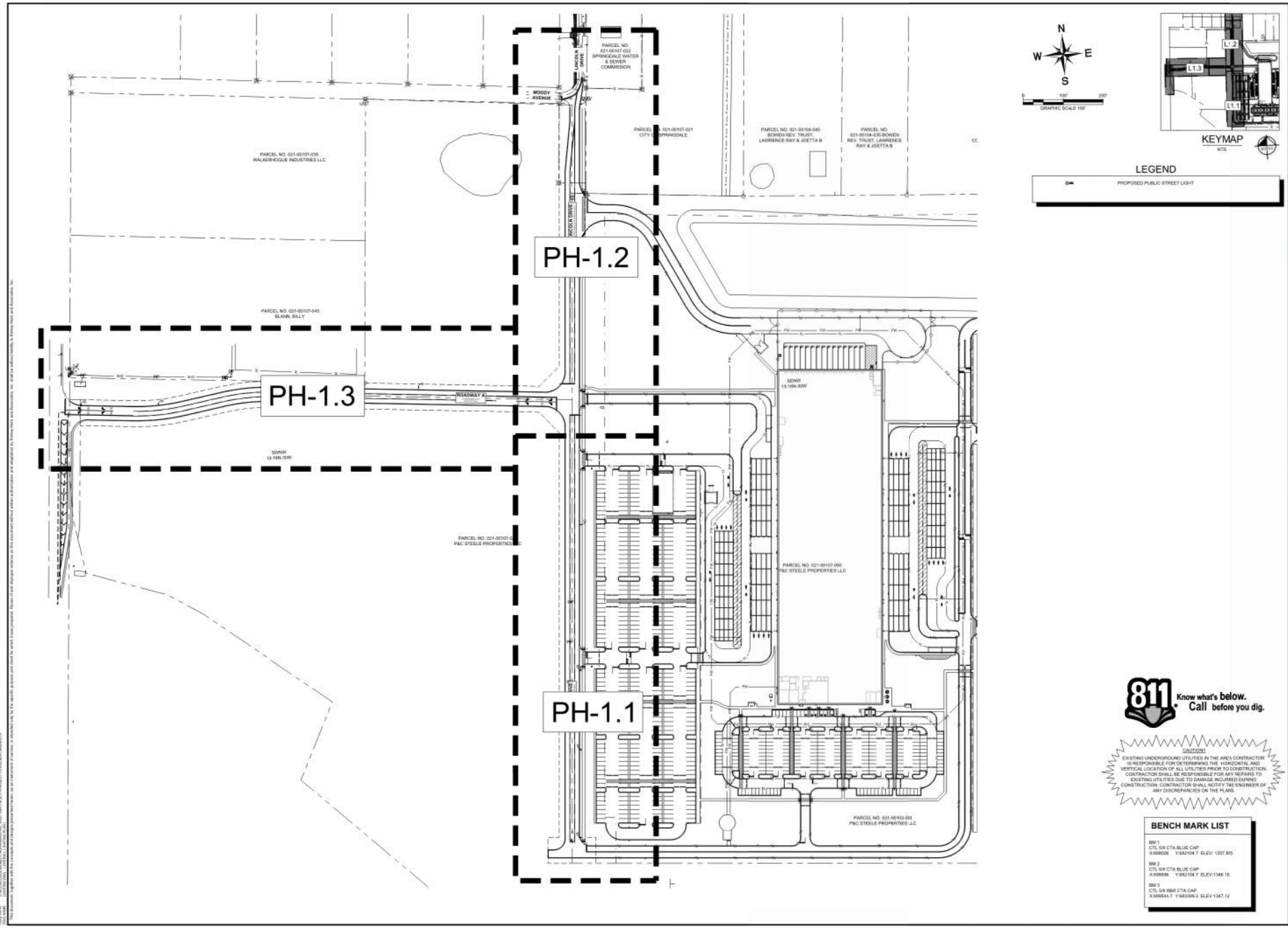
Kimley»Horn

KHA PROJECT 064587902
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY AEA
DRAWN BY AEA
CHECKED BY AMH

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TRAMMELL CROW COMPANY
SPRINGDALE ARKANSAS

LANDSCAPE SPECIFICATIONS

SHEET NUMBER
L2.03



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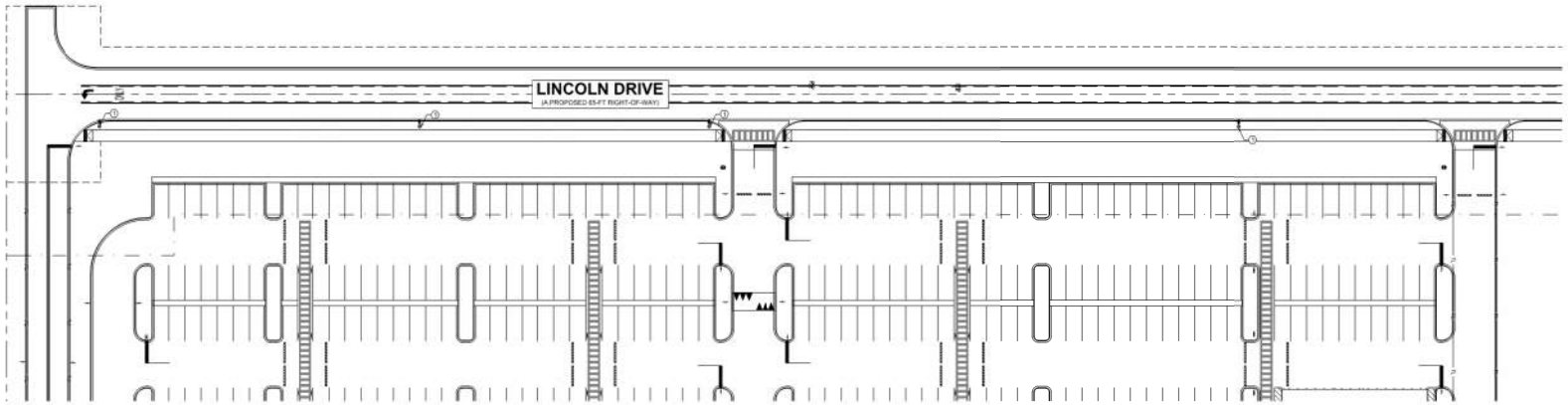
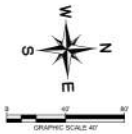
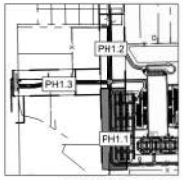
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

OVERALL LIGHTING PLAN

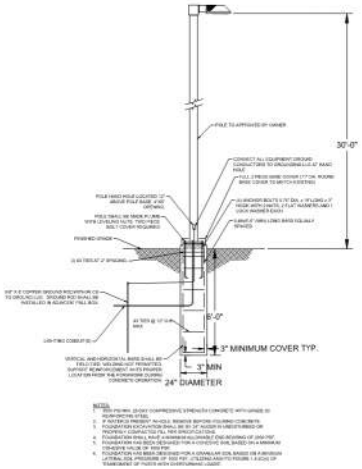
SHEET NUMBER
PH-1.0







KEYMAP
NTS



CONSTRUCTION NOTES

1. INSTALL NEW LUMINAIRE AND POLE ON NEW FOUNDATION. INSTALL FOUNDATION AS INDICATED ON LUMINAIRE SCHEDULE.

LEGEND

PROPOSED PUBLIC STREET LIGHT

LUMINAIRE SCHEDULE

LUMINAIRE	QUANTITY	ARRANGEMENT	LLF	DISTRIBUTION TYPE	CATALOG NUMBER	LUMINAIRE WATTS	LUMEN OUTPUT	POLE	MOUNTING HEIGHT	POLE BASE DETAIL	NOTES
GE EVOLVE LED ROADWAY LIGHTING	11-NEW	SINGLE	0.9	TYPE A3	ERL1 0 05 A3 40 A QRAY L	39	5000	ACUITY SSS-27-5G-DM28AS -ODBXD	30'	SEE DETAIL 2, THIS SHEET	PROVIDE ROUND INSULATED POLE AND BRACKET WIRE PER WSDOT 9-29.3

811 Know what's below. Call before you dig.

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BM 1
CTL 5/8 CTA BLUE CAP
X:698006 Y:682104.7 ELEV: 1357.93

BM 2
CTL 5/8 CTA BLUE CAP
X:698896 Y:682104.7 ELEV:1348.16

BM 3
CTL 5/8 RBR CTA CAP
X:699544.7 Y:683366.3 ELEV:1347.12

No.	REVISIONS	DATE	BY

Kimley»Horn
1800 S. 52ND STREET, SUITE 201, ROGERS, AR 72758
PHONE: 479-974-1283
WWW.KIMLEY-HORN.COM
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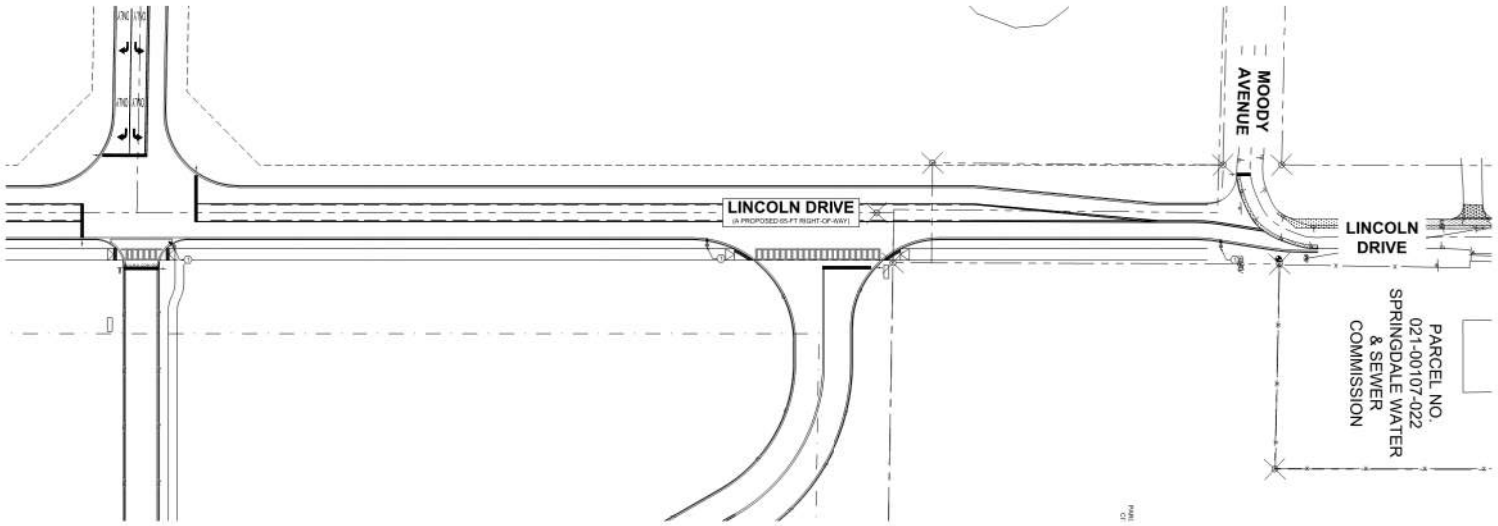
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
STATE OF ARKANSAS
Date: 4/21/2026

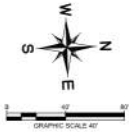
KHA PROJECT 068587002
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: NKR
DRAWN BY: JAB
CHECKED BY: MRS

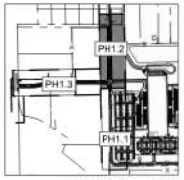
LINCOLN DRIVE WAREHOUSE
PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

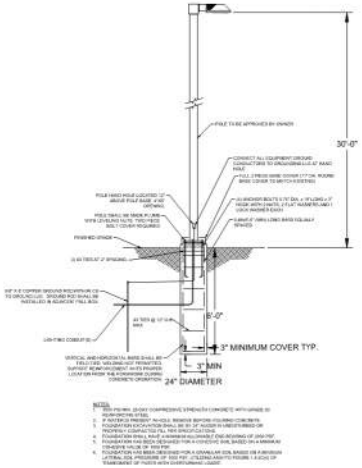
LIGHTING PLAN

SHEET NUMBER
PH-1.1









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LUMINAIRE SCHEDULE											
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Registered Professional Engineer
State of Arkansas
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SPRINGDALE ARKANSAS

LIGHTING PLAN

SHEET NUMBER
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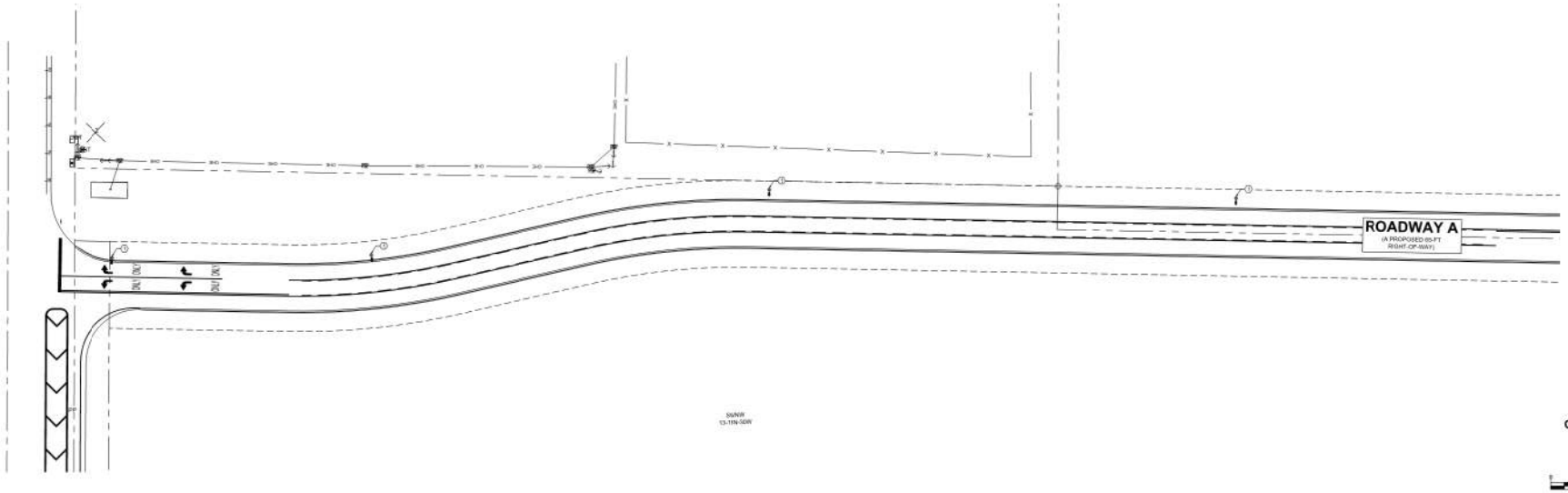
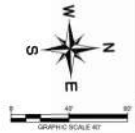
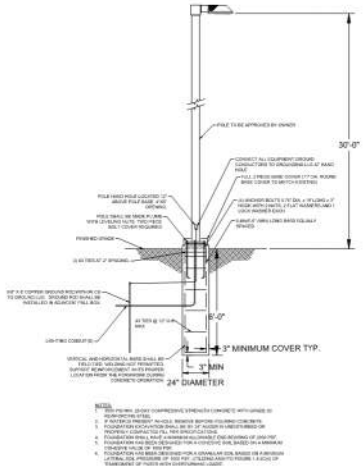
Return to Agenda







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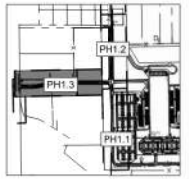

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PREPARED FOR TC PURSUIT SERVICES, INC.
SPRINGDALE ARKANSAS

LIGHTING PLAN

SHEET NUMBER
PH-1.3

CODE - BUILDING INFORMATION

CONSTRUCTION TYPE: IIB, FULLY SPRINKLERED

BASIS OF DESIGN

2021 ARKANSAS FIRE PREVENTION CODE VOL. II - BUILDING (BASED ON 2021 INTERNATIONAL BUILDING CODE)
2021 ARKANSAS FIRE PREVENTION CODE VOL. I - FIRE (BASED ON 2021 INTERNATIONAL FIRE CODE)
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL MECHANICAL CODE
2018 ARKANSAS PLUMBING CODE
2018 ARKANSAS FUEL GAS CODE
2014 ARKANSAS ENERGY CONSERVATION CODE (BASED ON 2009 IECC)

ACCESSIBILITY

2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

ENERGY CODE BASIS OF DESIGN

LOCATION: N. THOMPSON ST. SPRINGDALE, AR. BENTON COUNTY
CLIMATE ZONE: 4A

CODE SUMMARY
ROOF: R-20 CI INSULATION ENTIRELY ABOVE ROOF
PERIMETER SLAB EDGE INSULATION: NR
OPAQUE WALL (CONDITIONED): R-5.7 CI
GLAZING: U-VALUE = 0.40, SHGC = 0.40
OPAQUE DOOR: (SWINGING) U-VALUE = 0.70
OPAQUE DOOR: (NON-SWINGING) U-VALUE = 0.50
GLAZED DOOR U-VALUE = 0.85 SHGC 0.40

PROJECT SPECIFIC REQUIREMENTS
ROOF: R-30 CI INSULATION ENTIRELY ABOVE ROOF
PERIMETER SLAB EDGE INSULATION: NR
OPAQUE WALL (CONDITIONED): R-16.4 CI; R-13 INSULATION AT PERIMETER OFFICE WALLS
GLAZING: U-VALUE = 0.40, SHGC = 0.40
OPAQUE DOOR: (SWINGING) U-VALUE = 0.70
OPAQUE DOOR: (NON-SWINGING) U=0.50
GLAZED DOOR U-VALUE = 0.85 SHGC 0.40

PROJECT DESCRIPTION

NEW PRECAST SINGLE STORY BUILDING (S-1 OCCUPANCY) WITH SUPPORTING OFFICE AREA (B OCCUPANCY), TRAINING ROOM (A-3 OCCUPANCY), BREAK ROOM (A-2 OCCUPANCY), AND OUTDOOR CANOPIES (S-2) ON THE WEST AND EAST SIDES OF THE BUILDING. BOTH THE BUILDING AND CANOPIES ARE INTENDED TO BE SPRINKLERED. (2) OUTBUILDINGS ARE SHOWN IN THESE DOCUMENTS FOR REFERENCE AND CODE PURPOSES ONLY. THESE BUILDINGS, INCLUDING (1) AIR BOOTH AND (1) VEHICLE SERVICE BUILDING (FSC). ALL OUTBUILDINGS ARE UNDER SEPARATE COVER, FSC & AIR BUILDINGS TO BE CONSIDERED AS SEPARATE BUILDINGS ON THE SAME LOT SEPARATED BY IMAGINARY PROPERTY LINES.

THE PROPOSED FACILITY IS BEING DESIGNED FOR A PACKAGE DELIVERY SERVICE. IT IS ANTICIPATED THAT THE FACILITY WILL HAVE TWO SHIFTS WORKING DAYS AND EVENINGS. THERE MAY BE A THIRD SHIFT ADDED AT PEAK SEASON.

PACKAGES ARRIVING AT THIS FACILITY ARE PREPACKAGED IN CARDBOARD BOXES AND LABELED FOR SHIPPING WITHIN LOCAL NEIGHBORHOODS AND AREAS SURROUNDING THE FACILITY. THE PACKAGES ARE BROUGHT INTO THE FACILITY VIA TRACTOR TRAILER TRUCKS, WHO USE DESIGNATED LOADING DOCK POSITIONS. ONCE UNLOADED INTO THE FACILITY, THE PACKAGES ARE SORTED INTO MORE SPECIFIC LOCATIONS, PUT INTO BINS AND ONTO SMALL MOBILE CARTS. THESE CARTS ARE ROLLED OUT TO THE LOADING AREA. FROM WHICH THE PACKAGES ARE LOADED INTO VANS FOR FINAL DELIVERY. THE CARTS ARE APPROXIMATELY 42" LONG, 36" WIDE AND 79" TALL. THE LOCATION OF THE CARTS CAN BE SEEN ON THE PLAN. THERE IS NO HIGH BAY RACKING/HIGH PILED STORAGE IN THE FACILITY.

THIS FACILITY IS PURELY A SORTATION OPERATION. THERE IS NO STORAGE OR STOCK KEPT AT THE FACILITY, AND ALL GOODS THAT ENTER THIS FACILITY LEAVE WITHIN 24 HOURS.

NO HAZARDOUS MATERIALS WILL BE HANDLED OR STORED AT THE FACILITY. THE COMMODITY CLASSIFICATION IS CLASS IV, CARTONED, UNEXPANDED GROUP A PLASTICS.

BUILDING AREA:

ALLOWED: UNLIMITED (SECTION 507.4) NO MORE THAN ONE STORY ABOVE GRADE PLANE. YARD WIDTH GREATER THAN 60-0" ON ALL SIDES AND COMPLIANT USES.
MAIN BUILDING: 218,828 SF

BUILDING HEIGHT:

ALLOWED: 75'-0" (TABLE 504.3)
PROVIDED: 43'-8"

OCCUPANCY:

PRIMARY OCCUPANCY:
S-1, NON-SEPARATED (SECTION 508.3)
S-2, NON-SEPARATED (SECTION 508.3)

USE GROUPS:

PRIMARY:
S-1: 211,835 SF
S-2: 58,114 SF (CANOPY)

ACCESSORY:
B: 2,260 SF
A-2: 4,012 SF
A-3: 808 SF

ALLOWABLE AREA FOR ACCESSORY USES SECTION 508.2		
OCCUPANCY GROUP	AREA (NET)	ALLOWABLE AREA (NET)
A-2	4,012 SF	9,500 SF
A-3	808 SF	9,500 SF
B	2,260 SF	23,000 SF
TOTAL ACCESSORY USE	7,080 SF	

TOTAL ACCESSORY USE (LESS THAN 10% OF BUILDING FOOTPRINT):
7,080 SF

TOTAL BUILDING OCCUPANT AREA:
7,080 SF / 218,828 SF =3.24%
MAXIMUM ALLOWABLE ACCESSORY USE: 10% (PER 508.2.3)
PROVIDED: 3.24% < 10%

MAXIMUM ALLOWABLE ACCESSORY: 21,883 SF (PER 508.2.3)
PROVIDED: 7,080 SF

EGRESS COMPONENTS:

TOTAL OCCUPANT LOAD:
769 OCCUPANTS

EGRESS COMPONENTS REQUIRED: (SECTION 1005.3.2)
0.2" PER OCC. x 769 OCCUPANTS **153.8" OF EGRESS REQUIRED**

EGRESS COMPONENTS PROVIDED:
10 EGRESS DOORS AT 32" = **320"**
1 EGRESS DOOR AT 44" = **44"**
364" OF EGRESS PROVIDED (1,820 OCC. CAPACITY)

TOTAL NUMBER OF EXITS REQUIRED (PER 1006.3.3): 3
TOTAL NUMBER OF EXITS PROVIDED (PROVIDED IN ORDER TO COMPLY WITH TRAVEL DISTANCE REQ'TS): 11

EXIT FROM BREAK ROOM AND TRAINING ROOM:
EGRESS THROUGH ADJOINING SPACES: (PER 1016.2)
EGRESS THROUGH INTERVENING ROOM OR SPACE IS ALLOWED WHEN SPACES ARE ACCESSORY TO ONE ANOTHER.

OCCUPANT LOAD SCHEDULE			
ROOM NAME	AREA	FLOOR AREA PER OCCUPANT	OCCUPANT LOAD
ASSEMBLY, UNCONCENTRATED (TABLES & CHAIRS) A-2			
BREAK ROOM	3081 SF	15	205
REMOTE BREAK ROOM	844 SF	15	57
ZONE	101 SF	15	7
			269
A-2			269
EDUCATIONAL, CLASSROOM A-3			
TRAINING	399 SF	20	20
TRAINING	409 SF	20	21
			41
A-3			41
BUSINESS AREAS B			
ASSOCIATE ENTRY	186 SF	150	2
B.F. ABLUTION	49 SF	150	1
B.F. ABLUTION	52 SF	150	1
CIRCULATION	684 SF	150	5
LACTATION ROOM	56 SF	150	1
MEN'S	310 SF	150	3
MULTIFAITH	174 SF	150	2
OFFICE A	98 SF	150	1
OFFICE B	98 SF	150	1
WOMEN'S	313 SF	150	3
			20
BUSINESS AREAS, CONCENTRATED B			
ASSOCIATE STORAGE	253 SF	50	5
			5
B			25
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM S-1			
DEMARC	101 SF	300	1
ELECTRICAL	983 SF	300	4
JANITOR	218 SF	300	1
JANITOR	66 SF	300	1
SPRINKLER RISER / DW ROOM	632 SF	300	3
			10
WAREHOUSES S-1			
REMOTE MEN'S	216 SF	500	1
REMOTE RESTROOMS	230 SF	500	1
REMOTE RESTROOMS	229 SF	500	1
REMOTE WOMEN'S	204 SF	500	1
TRUCKER'S ENTRY	77 SF	500	1
TRUCKER'S RESTROOM	62 SF	500	1
WAREHOUSE	208586 SF	500	418
			424
S-1			434
TOTAL BUILDING OCCUPANT LOAD			769

LENGTH OF TRAVEL:

S-1: 250'-0" MAX. (TABLE 1017.2) - 400'-0" MAX. WITH INCREASE (TABLE 1017.2.2)
S-2: 400'-0" MAX. (SECTION 1017.2)
B: 300'-0" MAX. (SECTION 1017.2)
A-2: 250'-0" MAX. (SECTION 1017.2)
A-3: 250'-0" MAX. (SECTION 1017.2)

1017.2.2 S-1 TRAVEL DISTANCE INCREASE
1. THE PORTION OF THE BUILDING CLASSIFIED AS S-1 IS LIMITED TO ONE STORY IN HEIGHT.
2. THE MINIMUM HEIGHT FROM THE FINISHED FLOOR TO THE BOTTOM OF THE ROOF DECK IS 24 FEET.
3. THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

MAX COMMON PATH OF TRAVEL (SECTION 1006.2.1)
S-1: 100'-0" MAX
S-2: 100'-0" MAX
B: 100'-0" MAX
A-2: 75'-0" MAX
A-3: 75'-0" MAX

PLUMBING FIXTURE REQUIREMENTS 2018 ARKANSAS PLUMBING CODE (TABLE 403.1)

OCCUPANCY		WATER CLOSETS/ URINALS				LAVATORIES				DRINKING FOUNTAIN
USE	LOAD	RATIO	MALE (50%)	FEMALE (50%)	SINGLE OCCUPANCY	RATIO	MALE (50%)	FEMALE (50%)	SINGLE OCCUPANCY	RATIO
A-2	269	1 PER 75	(135) 1.80 REQ	(135) 1.80 REQ	OCCUPANT LOADS OF 15 OR LESS CAN BE SERVED WITH ONE RESTROOM	1 PER 200	(135) 0.67 REQ	(135) 0.67 REQ	OCCUPANT LOADS OF 15 OR LESS CAN BE SERVED WITH ONE RESTROOM	1 PER 500 (0.54 REQ)
A-3	41	1 PER 125 (MALE) 1 PER 65 (FEMALE)	(22) 0.18 REQ	(22) 0.34 REQ		1 PER 200	(22) 0.11 REQ	(22) 0.11 REQ		1 PER 500 (0.08 REQ)
B	25	1 PER 25 FIRST 50 THEN 1 PER 50 EXCEEDING 50	(13) 0.52 REQ	(13) 0.52 REQ		1 PER 40 FIRST 80 THEN 1 PER 80 EXCEEDING 80	(13) 0.33 REQ	(13) 0.33 REQ		1 PER 100 (0.25 REQ)
S-1	434	1 PER 100	(217) 2.17 REQ	(217) 2.17 REQ		1 PER 100	(217) 2.17 REQ	(217) 2.17 REQ		1 PER 1,000 (0.43 REQ)
SUBTOTALS	769		4.57	4.83			3.28	3.28		1.30
TOTAL REQUIRED			5	5			4	4		2
TOTAL PROVIDED			3 WATER CLOSETS + 3 URINAL	6	7 UNISEX		6	6	7 UNISEX	2

ACCESSIBLE TOILET STALL REQUIREMENTS

TOTAL PROVIDED:

RM #	
106	1 ACCESSIBLE STALL / 3 TOILET STALLS
107	1 ACCESSIBLE STALL / 1 TOILET STALL / 2 ACCESSIBLE URINAL
126	ACCESSIBLE TOILET
127	ACCESSIBLE TOILET
128	ACCESSIBLE TOILET
132	1 ACCESSIBLE STALL / 1 ACCESSIBLE URINAL
133	1 ACCESSIBLE STALL / 1 TOILET STALLS
135	ACCESSIBLE TOILET
143	ACCESSIBLE TOILET
144	ACCESSIBLE TOILET
145	ACCESSIBLE TOILET

REQUIRED:

RM #	
106	1 ACCESSIBLE STALL
107	1 ACCESSIBLE STALL
126	1 ACCESSIBLE TOILET
127	1 ACCESSIBLE TOILET
128	1 ACCESSIBLE TOILET
132	1 ACCESSIBLE STALL
133	1 ACCESSIBLE STALL
135	1 ACCESSIBLE TOILET
143	1 ACCESSIBLE TOILET
144	1 ACCESSIBLE TOILET
145	1 ACCESSIBLE TOILET

SPRINKLER SYSTEM:

ESFR SPRINKLER SYSTEM

FIRE PROTECTION SYSTEM (SECTION 903.2):

THE BUILDING, AIR BOOTH, AND CANOPIES HAVE BEEN DESIGNED WITH AN ESFR FIRE PROTECTION SYSTEM DUE TO THE FOLLOWING.

- THE HEIGHT OF THE STORAGE IS BELOW 12 FEET. THEREFORE, THE CASE PRESENTED IS NOT CLASSIFIED AS HIGH-PILED STORAGE PER NFPA 13 (2022 ED.), SECTION 3.3.107.
- FIRE SUPPRESSION SYSTEM - YES, APPROVED FIRE SUPPRESSION SYSTEM PER SECTION 903.2.
- ALARMS - APPROVED FIRE ALARM SYSTEM PER SECTION 907.2/NFPA 72
- AUTOMATIC FIRE DETECTION SYSTEM - YES, APPROVED FIRE DETECTION SYSTEM PER SECTION 907.2/NFPA 72
- SMOKE CONTROL SYSTEM - N/A
- SUPERVISION - BY APPROVED SUPERVISING AGENCY (SECTION 901.6)

FIRE ALARM & PROTECTION NOTES:

1. FIRE SUPPRESSION SYSTEM - REFER TO FIRE PROTECTION DRAWINGS.
2. FIRE ALARM SYSTEM - REFER TO FIRE ALARM DRAWINGS.
3. COORDINATE BUILDING KEYING AND KNOX BOX LOCATION(S) WITH TENANT AND AHJ/FIRE OFFICIAL.
4. MANUAL PULL STATION PROVIDED AT ALL EGRESS DOORS.
5. FIRE EXTINGUISHERS - PORTABLE FIRE EXTINGUISHERS ARE PROVIDED AS REQUIRED BY 906.1. REFER TO LIFE SAFETY PLAN FOR REFERENCE. REFER TO FIRE PROTECTION DRAWINGS FOR FIRE EXTINGUISHER SIZE, TYPE AND LOCATION.

INTERIOR WALL AND CEILING FINISHES

INTERIOR WALL AND CEILING FINISH MATERIALS		
Key Name	CLASS	DESCRIPTION
SECTION 803.1.2		
2021 ARKANSAS FIRE PREVENTION CODE VOL. II - BUILDING (BASED ON ICC BUILDING CODE)		
1	CLASS A	FLAME SPREAD INDEX 0≤25; SMOKE-DEVELOPED INDEX 0≤450
2	CLASS B	FLAME SPREAD INDEX 26≤75; SMOKE-DEVELOPED INDEX 0≤450
3	CLASS C	FLAME SPREAD INDEX 76≤200; SMOKE-DEVELOPED INDEX 0≤450

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY			
OCCUPANCY	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
A-2	B	B	C
A-3	B	B	C
B	B	C	C
S	C	C	C

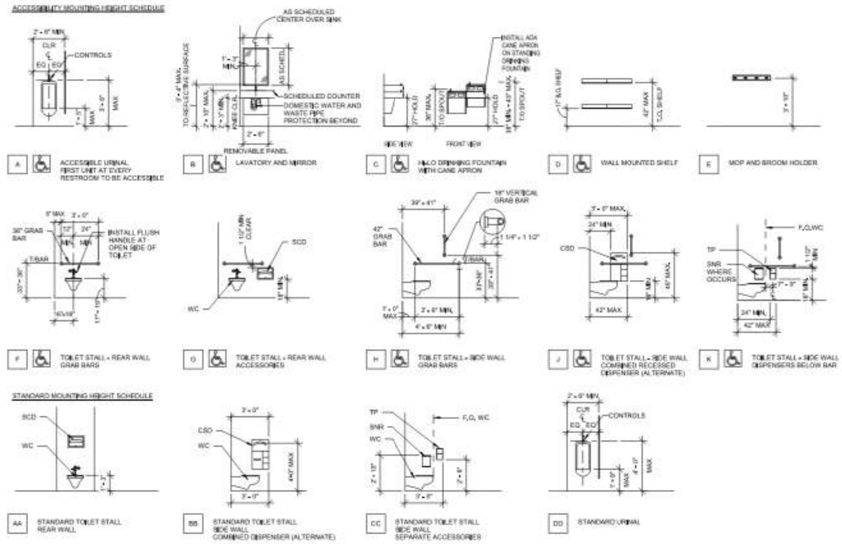
INTERIOR FLOOR FINISH REQUIREMENTS	
CLASS	TEST
II	DOC FF-1

NOTES:
1. IN OTHER THAN GROUP I-3 OCCUPANCIES IN BUILDINGS LESS THAN THREE STORIES ABOVE GRADE PLANE, CLASS B INTERIOR FINISH FOR NON-SPRINKLERED BUILDINGS AND CLASS C INTERIOR FINISH FOR SPRINKLERED BUILDINGS SHALL BE PERMITTED IN INTERIOR EXIT STAIRWAYS AND RAMPS.
2. REQUIREMENTS FOR ROOMS AND ENCLOSED SPACES SHALL BE BASED UPON SPACES ENCLOSED BY PARTITIONS. WHERE A FIRE-RESISTANCE RATING IS REQUIRED FOR STRUCTURAL ELEMENTS, THE ENCLOSING PARTITIONS SHALL EXTEND FROM THE FLOOR TO THE CEILING. PARTITIONS THAT DO NOT COMPLY WITH THIS SHALL BE CONSIDERED ENCLOSING SPACES AND THE ROOMS OR SPACES ON BOTH SIDES SHALL BE CONSIDERED ONE. IN DETERMINING THE APPLICABLE REQUIREMENTS FOR ROOMS AND ENCLOSED SPACES, THE SPECIFIC OCCUPANCY THEREOF SHALL BE THE GOVERNING FACTOR REGARDLESS OF THE GROUP CLASSIFICATION OF THE BUILDING OR STRUCTURE.

REFER TO SECTION 803 WALL AND CEILING FINISHES FOR COMPLETE REQUIREMENTS FOR FINISHES.

SPECIAL INSPECTIONS AND TESTS

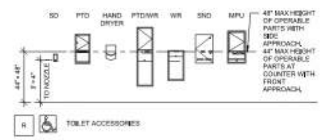
1. SPECIAL INSPECTIONS ARE REQUIRED ON NEW CONSTRUCTION AS REQUIRED BY CHAPTER 17 OF THE 2021 ARKANSAS FIRE PREVENTION CODE VOL. II - BUILDING (BASED ON ICC BUILDING CODE). SEE STRUCTURAL DRAWINGS.
2. REQUIRED SPECIAL INSPECTIONS SHALL BE PERFORMED BY A TESTING AGENCY APPROVED BY THE AHJ.



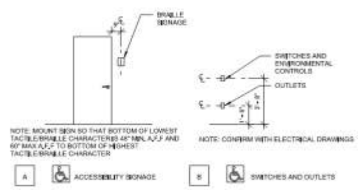
TOILET ACCESSORY ABBREVIATIONS LEGEND

CSD	COMBINATION SEAT DISPENSER	SND	SANITARY NAPKIN DISPENSER
FO	FACE OF	SNR	SANITARY NAPKIN RECEPTACLE
HD	HAND DRYER	SCD	SEAT COVER DISPENSER
HC	HANDICAP	TO	TOP OF
MIN	MINIMUM	TYP	TYPICAL
MPU	MIRRORED MULTI-PURPOSE UNIT	TP	TOILET PAPER
PTD	PAPER TOWEL DISPENSER	WR	WASTE RECEPTACLE
SD	SOAP DISPENSER	WC	WATER CLOSET

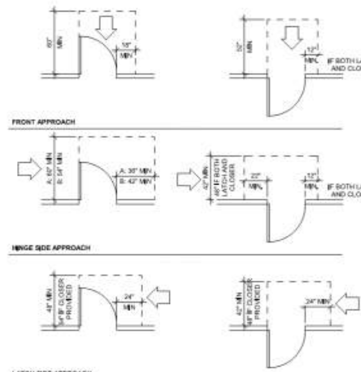
GENERAL NOTES:
1. ALL STAINLESS STEEL ACCESSORIES TO BE SATIN FINISH UNLESS OTHERWISE NOTED.
2. MOUNT ALL TOILET ROOM ACCESSORIES PER MANUFACTURER'S RECOMMENDED MOUNTING HEIGHTS, WITHIN STATED ACCESSIBILITY TOLERANCES.
3. FLOOR DRAINS TO BE LOCATED OUTSIDE OF ACCESSIBILITY CLEAR FLOOR AREAS. COORDINATE WITH PLUMBING.
4. WRAP ALL EXPOSED WASTE AND HOT WATER LINES PER ACCESSIBILITY CODE.



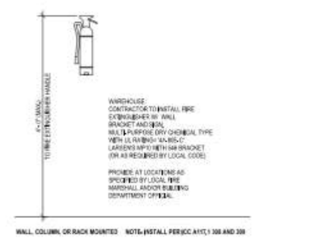
5 G0.12 TOILET ROOM CLEARANCES AND MOUNTING HEIGHTS
Scale: 1/4" = 1'-0"



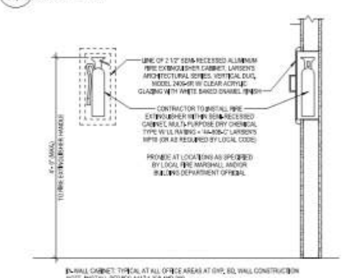
4 G0.12 ACCESSIBILITY MOUNTING HEIGHTS
Scale: 1/4" = 1'-0"



3 G0.12 ACCESSIBILITY DOOR CLEARANCES
Scale: 1/4" = 1'-0"



2 G0.12 FIRE EXTINGUISHER DETAIL
Scale: 1" = 1'-0"



1 G0.12 FIRE EXTINGUISHER SECTION DETAIL
Scale: 1" = 1'-0"

CESO ARCHITECTS, INC.

4.06.2026 Exp: 7.31.2026

TRAMMELL CROW

LINCOLN DR WAREHOUSE - DELIVERY STATION

N THOMPSON ST., SPRINGDALE, AR 72764

Revisions / Submissions

ID	Description	Date
	PERMIT SET	03.13.2026

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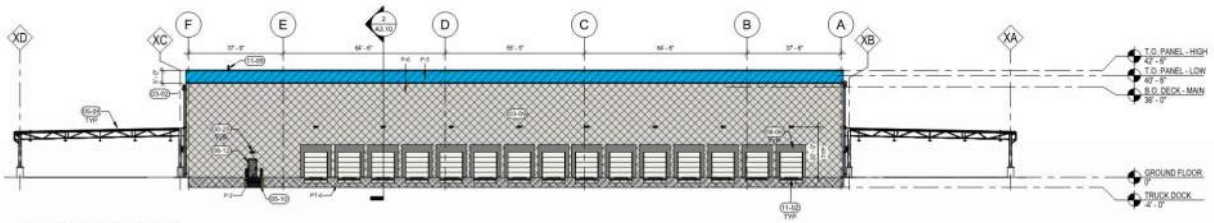
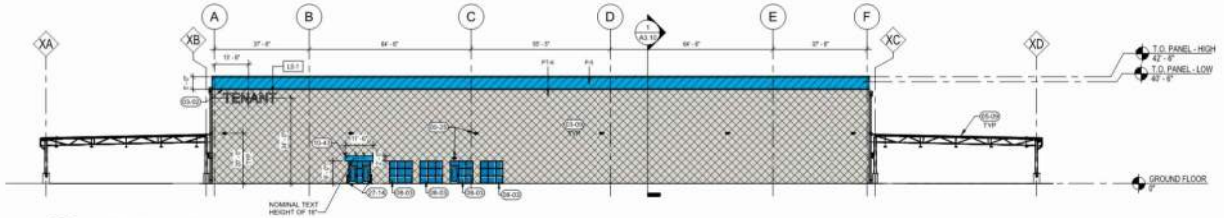
Project number:	767243-01
Scale:	AS NOTED
Drawn By:	TS/JB
Checked By:	MB/JN/GJB
Date:	03.13.2026
Issue:	PERMIT SET

Sheet Title: BUILDING CODE ANALYSIS & ACCESSIBILITY

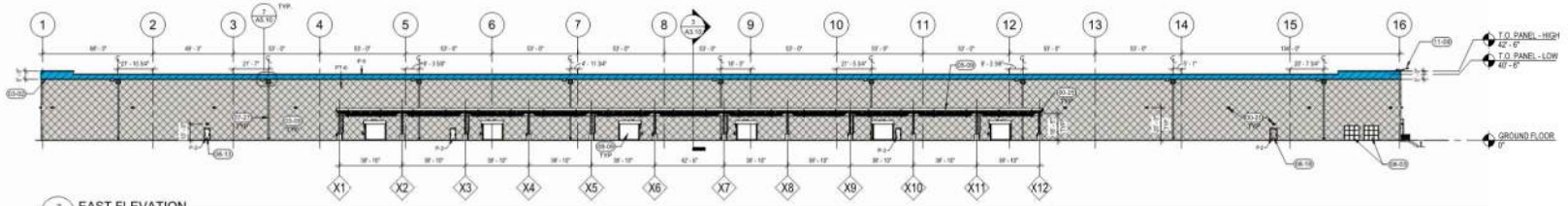
G0.12



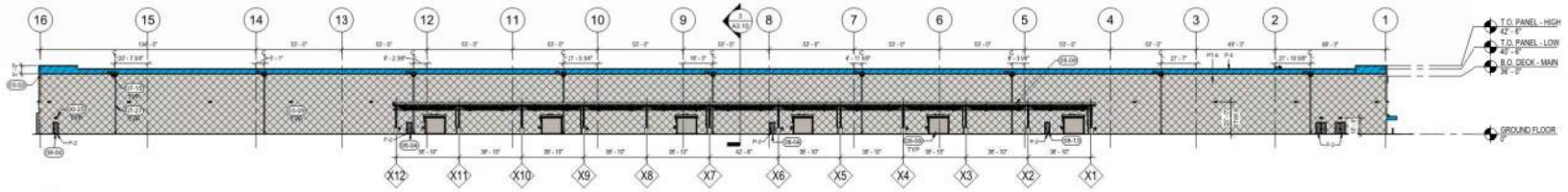
4 A2.10 NORTH ELEVATION
Scale: 1" = 20'-0"



3 A2.10 SOUTH ELEVATION
Scale: 1" = 20'-0"



2 A2.10 EAST ELEVATION
Scale: 1" = 30'-0"



1 A2.10 WEST ELEVATION
Scale: 1" = 30'-0"

KEYNOTES

03-02	REVEAL PER ELEVATIONS, TYP.
03-03	CONCRETE PANEL, PAINT - REFER TO COLOR LEGEND
05-01	PRE-FAB METAL STAIR AT TRUCK COURT, GALVANIZED (NO PAINT)
07-11	PREFINISHED METAL THROUGHWALL SCUPPER AND OVERFLOW SYSTEM CONNECT DOWNSPOUT TO UNDERGROUND STORM SEWER. SEE CONDUCTOR HEAD DETAILS ON SHEET A5.10 AND DOWNSPOUT DETAIL 3/A5.12. REFER TO PLUMBING AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
07-21	PREFINISHED METAL DOWNSPOUT. TYPICAL AS NOTED. PAINT TO MATCH ADJACENT WALL - CONNECT DIRECTLY TO STORM WATER SYSTEM - COORDINATE WITH CIVIL. SEE DETAIL ON SHEET A5.10 FOR MORE INFORMATION.
08-03	ANODIZED ALUMINUM STOREFRONT SYSTEM
08-04	HM DOOR AND FRAME, PAINT PER ELEVATIONS
08-08	SECTIONAL OVERHEAD TRUCK DOOR DOOR (INSULATED WITH BUMPERS AND DOCK SEAL, PRE-PRIMED
08-09	HIGH SPEED FABRIC ROLL UP DOOR (INTERIOR MOUNT)
08-10	TEN DOOR
08-11	DSP DOOR
08-11	TRASH DOOR
10-41	ARCHITECTURAL METAL CANOPY OVER ASSOCIATE ENTRY. COLOR WHITE
11-04	HYDRAULIC DOCK LEVELER
11-05	WALL-MOUNTED DAVIT CRANE, SEE DETAIL 11/A5.10.
27-11	ACCESSIBLE DOOR OPERATOR

ELEVATION GENERAL NOTES

A. ELEVATION 0'-0" = FINISH FLOOR ELEVATION INDICATED IN CIVIL DRAWINGS.
B. SEE PLANS AND WALL SECTIONS FOR ROUGH OPENING LOCATIONS AND WINDOW TYPES.
C. SEE A6.10 FOR WINDOW TYPES.
D. ALL STOREFRONT GLAZING TO BE INSULATED GLAZING TYPE, UNLESS NOTED OTHERWISE.
E. VERIFY WITH MAU FOR SITE REQUIREMENTS FOR TEMPERED INSULATED GLAZING BEFORE IMPLEMENTING.
F. ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED & LABELED WITH ITS MAX U-FACTOR & SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENCY LICENSED BY THE NFRC, IN COMPLIANCE WITH THE VALUES LISTED IN THE DESIGN CRITERIA.
G. PROVIDE AND COORDINATE KNOX BOX LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL.
H. ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR, UNLESS NOTED OTHERWISE.
I. CHANGE IN PAINT COLOR OCCURS AT BACK OF REVEAL, TYP. UNLESS NOTED OTHERWISE.
J. ALUMINUM DOOR TO MATCH STOREFRONT SYSTEM, TYP. SEE DOOR SCHEDULE.
K. PAINT ALL SIDES OF SOFFIT PT3.
L. REFER TO TENANT CANOPY DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.
M. REFER TO TENANT SIGNAGE GUIDELINE FOR SIGNAGE REQUIREMENTS.
N. REFER TO SHEET A5.10 FOR PANEL REVEAL DETAILS

EXTERIOR COLOR LEGEND

MARK	DESCRIPTION	REMARKS	IMAGE
MP-2	METAL PANELS	SEE DESIGN CRITERIA	
P-3	TO MATCH PANTONE 2995C	EXTERIOR FIELD COLOR	
P-1	OSHA CAUTION YELLOW / BLACK DIAGONAL STRIPES	COLUMN BASE AND COLUMN PROTECTION	
P-2	SW 7019 (DOVE TAIL)	EXTERIOR FIELD COLOR	
PT5	SW 7646 (FIRST STAR)	EXTERIOR FIELD COLOR	
PT7	SW 7016 (MINDFUL GRAY)	EXTERIOR FIELD COLOR	

CESO ARCHITECTS, INC.

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TRAMMELL CROW

LINCOLN DR WAREHOUSE
N THOMPSON ST., SPRINGDALE, AR 72764

Revisions / Submissions

ID	Description	Date

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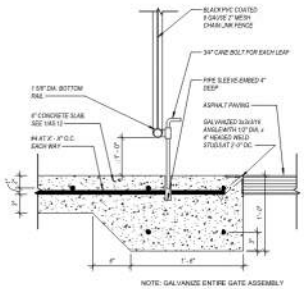
Project number:	767243-01
Scale:	AS NOTED
Drawn By:	TSU/BLY
Checked By:	JB/MB/GJB
Date:	03.13.2026
Issue:	PERMIT SET

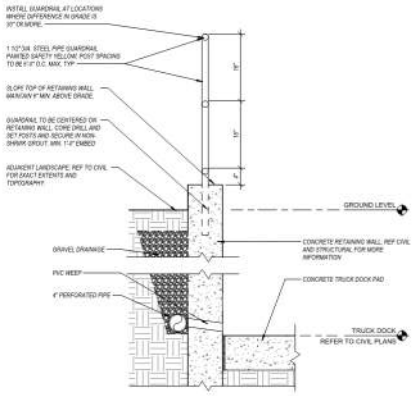
Sheet Title:
BUILDING ELEVATIONS

A2.10

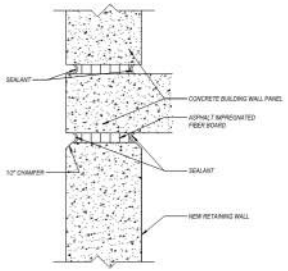
Return to Agenda



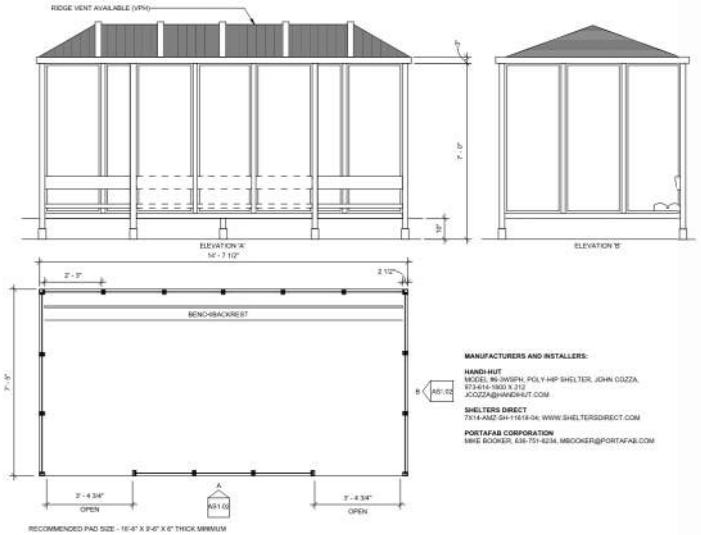
11 TYPICAL GATE SECTION
AS1.02 Scale: 1 1/2" = 1'-0"



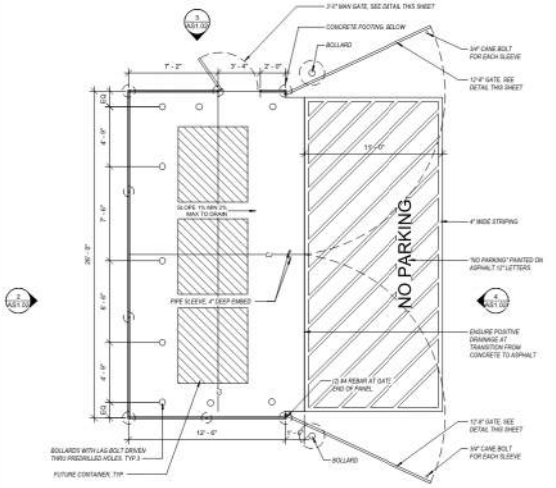
10 RETAINING WALL SECTION
AS1.02 Scale: 1" = 1'-0"



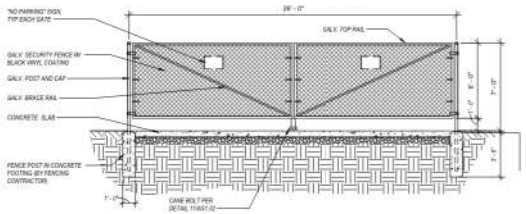
9 RETAINING WALL JOINT
AS1.02 Scale: 3" = 1'-0"



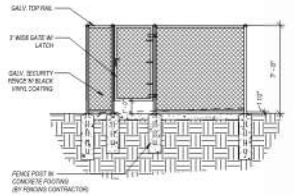
7 EMPLOYEE DROP OFF SHELTER / SMOKERS SHELTER
AS1.02 Scale: 1/2" = 1'-0"



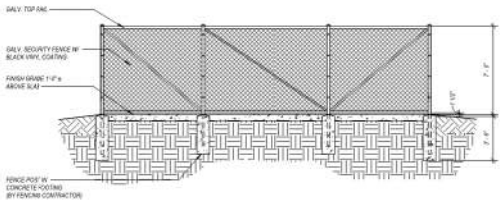
6 TRASH ENCLOSURE PLAN
AS1.02 Scale: 1/4" = 1'-0"



4 TRASH ENCLOSURE EAST ELEVATION
AS1.02 Scale: 1/4" = 1'-0"



3 TRASH ENCLOSURE SOUTH ELEVATION
AS1.02 Scale: 1/4" = 1'-0"



2 TRASH ENCLOSURE WEST ELEVATION
AS1.02 Scale: 1/4" = 1'-0"

CESO ARCHITECTS, INC.

TRAMMELL CROW

LINCOLN DR WAREHOUSE - DELIVERY STATION

N THOMPSON ST., SPRINGDALE, AR 72764

Revisions / Submissions

ID	Description	Date
	PERMIT SET	08.04.2026

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Project number:	767243-01
Scale:	AS NOTED
Drawn By:	TS
Checked By:	JB/MB/JN/GJB
Date:	08.04.2026
Issue:	PERMIT SET

Sheet Title:
SITE DETAILS

AS1.02

GENERAL SHEET NOTES

A. BOTTOM OF POLE MOUNTED TO FIXTURE TO BE AT 40'-0" AFG.

B. POLE HEIGHT TO BE 37'-0".

C. CONCRETE BASE HEIGHTS TO BE 3'-0". POLE BASES TO BE 3'-0" BEHIND CURBS AND 10'-0" BEHIND WHEEL STOPS AT TRUCK PARKING.

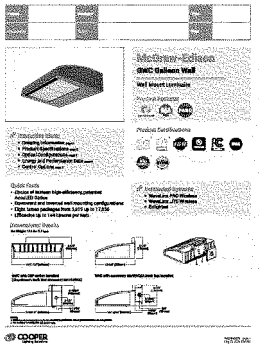
D. BUILDING LIGHTS TO BE MOUNTED AT 35'-0" EXCLUDING BUMP OUT WHICH SHALL BE MOUNTED AT 22'0"

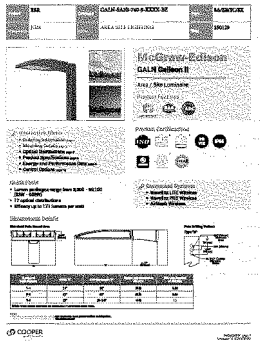
Statistics

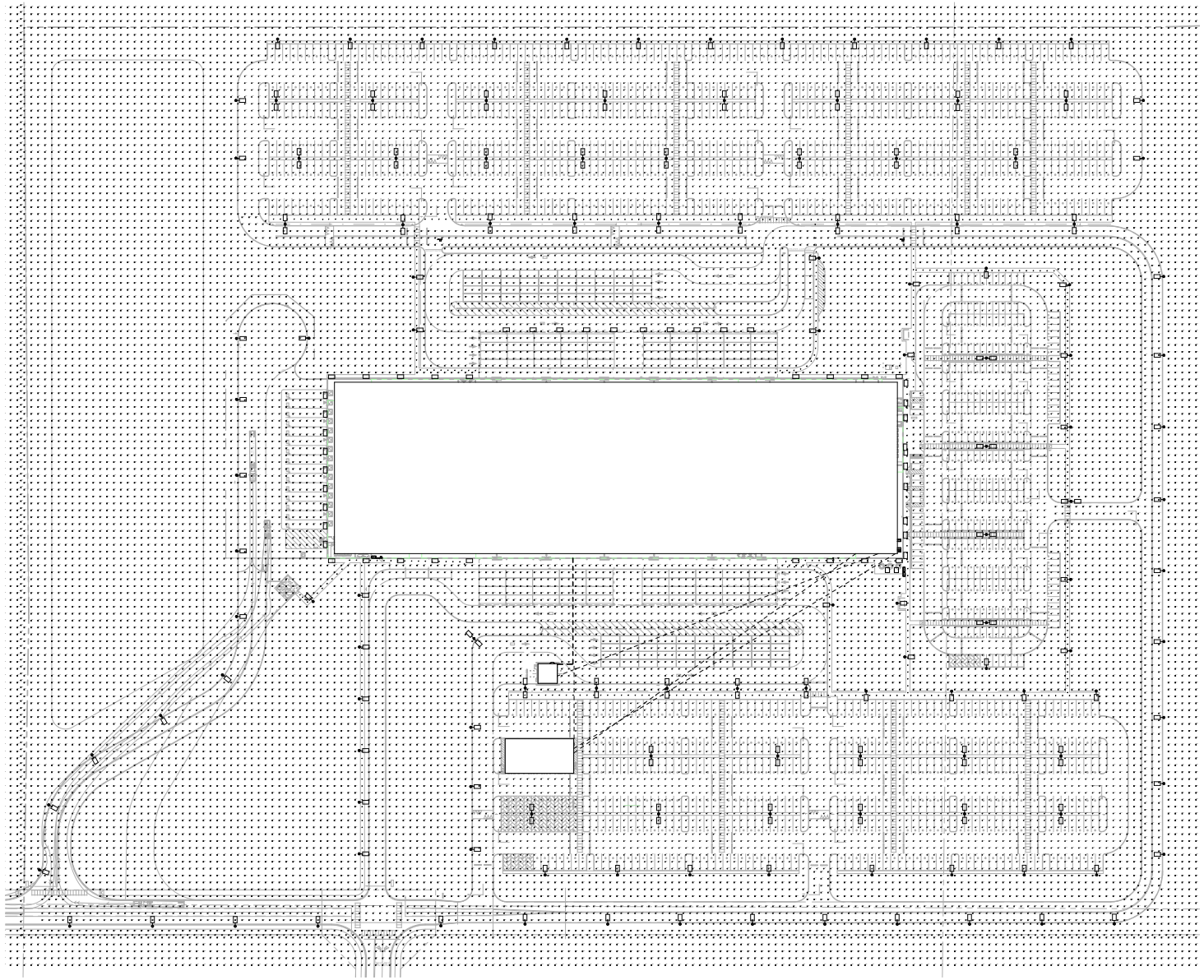
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE: PROPERTY EXTERIOR	X	4.0 fc	7.0 fc	4.0 fc	2.1:1	
DRIVE: TRUCK DOCK	X	7.1 fc	9.4 fc	1.0 fc	9.4:1	2.1:1
DRIVE: VAN QUEUING-EAST	X	3.5 fc	15.7 fc	1.1 fc	14.3:1	3.2:1
DRIVE: VAN QUEUING-WEST	X	3.6 fc	15.0 fc	1.1 fc	13.6:1	3.2:1
PARKING: ASSOCIATE-SOUTH	+	2.7 fc	8.8 fc	1.0 fc	8.1:1	1.7:1
PARKING: VAN-EAST	+	2.8 fc	4.9 fc	1.5 fc	3.3:1	1.9:1
PARKING: VAN-WEST	+	3.0 fc	14.9 fc	1.6 fc	8.8:1	1.8:1
PROPERTY: BOUNDARY	◇	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
PROPERTY: OPEN	X	0.4 fc	36.2 fc	0.0 fc	N/A	N/A
WALKWAY: BUILDING ADJACENT-EAST	◇	5.2 fc	14.9 fc	3.0 fc	2.4:1	1.4:1
WALKWAY: BUILDING ADJACENT-SOUTH	◇	9.1 fc	36.2 fc	3.7 fc	9.8:1	2.5:1
WALKWAY: BUILDING ADJACENT-WEST	◇	7.7 fc	15.3 fc	3.0 fc	5.1:1	2.6:1
WALKWAY: LOT-EAST	◇	3.2 fc	13.2 fc	1.0 fc	3.8:1	2.1:1
WALKWAY: LOT-SOUTH	◇	4.8 fc	29.0 fc	1.0 fc	18.3:1	3.3:1
WALKWAY: LOT-WEST	◇	4.7 fc	49.0 fc	1.0 fc	30.9:1	2.9:1
WAREHOUSE: CANOPY-EAST	X	18.4 fc	22.8 fc	8.7 fc	2.6:1	2.1:1
WAREHOUSE: CANOPY-WEST	X	18.6 fc	21.4 fc	10.3 fc	2.1:1	1.8:1
WAREHOUSE: TRUCK DOCK	X	4.6 fc	10.4 fc	1.6 fc	6.6:1	3.1:1

Luminaire Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp(s)	Lumens per Lamp	LLF	Wattage	Polar Plot
○	K1	28	TT-24x-HO-LWG	FIXTURE TO BE MOUNTED AT 40'AFG. FIXTURE TO BE MOUNTED ON 3'CONCRETE BASE.	4	19000	0.90	153.6	
○	SA4H	20	Cooper Gallery Mini Arm Mount	SINGLE FIXTURE WITH TRADITIONAL LUMINAIRE ON 40' AFG. POLE MOUNTED ON 3' CONCRETE BASE WITH 10 FOOT SETBACK FROM CURB TYPE IV OPTIC DISTRIBUTION WITH 4 FOOT MOUNTING ARM.	4	19000	0.90	153.6	
○	SA5 DBL	2	Cooper Gallery Mini Arm Mount	SINGLE FIXTURE WITH TRADITIONAL LUMINAIRE ON 40' AFG. POLE MOUNTED ON 3' CONCRETE BASE WITH 10 FOOT SETBACK FROM CURB TYPE IV OPTIC DISTRIBUTION WITH 4 FOOT MOUNTING ARM.	4	19000	0.90	153.6	
○	SW3	10	GALT2SW	WALL MOUNT TRADITIONAL LED WALL PACK WITH 4 FOOT MOUNTING ARM.	1	19000	0.90	153.6	
○	W1	20	Cooper Gallery Mini Arm Mount	SINGLE FIXTURE WITH TRADITIONAL LUMINAIRE ON 40' AFG. POLE MOUNTED ON 3' CONCRETE BASE WITH 10 FOOT SETBACK FROM CURB TYPE IV OPTIC DISTRIBUTION WITH 4 FOOT MOUNTING ARM.	4	19000	0.90	153.6	
○	W2	20	Cooper Gallery Mini Arm Mount	SINGLE FIXTURE WITH TRADITIONAL LUMINAIRE ON 40' AFG. POLE MOUNTED ON 3' CONCRETE BASE WITH 10 FOOT SETBACK FROM CURB TYPE IV OPTIC DISTRIBUTION WITH 4 FOOT MOUNTING ARM.	4	19000	0.90	153.6	
○	F	7	GALT2SW-HO-4000-T4M	7000-40000 WATTS Type 4 Medium	1	40000	0.90	459.6	
○	G1	7	GALT2SW-HO-4000-T4M	7000-40000 WATTS Type 4 Medium	1	40000	0.90	459.6	
○	K3	3	TT-24x-HO-LWG-SCN-BLK	40'AFG POLE MOUNTED ON 3' CONCRETE BASE WITH 10 FOOT SETBACK FROM CURB (Lighting the Wall)	4	19000	0.90	153.6	







1 ES1.02 ELECTRICAL SITE PHOTOMETRIC PLAN
Scale: 1" = 60'-0"

CESO
WWW.CESOINC.COM
175 Montrose West Ave., Suite 430
Akron, OH 44321
Phone: 330.665.0900 Fax: 888.208.4924

ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 22817 CHRISTOPHER J. HILLENBRAND
04/08/2026

ARKANSAS FIRM #:1976

TRAMMELL CROW

LINCOLN DR WAREHOUSE - DELIVERY STATION

N THOMPSON ST., SPRINGDALE, AR 72764

Revisions / Submissions

ID	Description	Date
	PERMIT SET	03.13.2026

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Project number:	767243-01
Scale:	AS NOTED
Drawn By:	BSA
Checked By:	JBT
Date:	03.13.2026
Issue:	PERMIT SET

Sheet Title:
ELECTRICAL SITE PHOTOMETRIC PLAN

ES1.02

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Development Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Mary Salmonsen	Name: PAC Steele Properties LLC
E-mail:	E-mail:
Address: 1800 S. 52nd Street, Suite 201	Address: 3300 S. 27th St.
Rogers, AR 72758	Rogers, AR 72758
Phone: 479-358-1321	Phone: 479-790-5675
Site/ Location: East of N Thompson, South of Moody Ave, West of A&M Railroad	Current Zoning: W-1
Assessor's Parcel Number(s): 21-00107-025,	Rezone Required: No
21-00107-050, 21-00103-00	Total Acreage: 53.89

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☑ Large Scale Development Plan **(≥1 acre parcel)**
- ☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

Development Submittal Criteria:

- ☑ Pre-application meeting held with the Springdale Planning Department on 6/16/2026.
- ☑ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
- ☑ Complete colored architectural elevations and lighting plan.
- ☑ A copy of the warranty deed indicating ownership of property.
- ☑ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

- ☑ **Large Scale Development:** $500.00
- ☐ **Non-Large Scale Development:** $250.00

STAFF USE ONLY

Date Application Submitted: 7/14/2026 Project Number: B26-87

Date Accepted as Complete: 7/24/2026 Receipt Number: 5518

Indicate person of contact for this request: Applicant/Representative ☑ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Mary Salmonsen

Signature: Mary Salmonsen Date: 6/17/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): _____

Signature: X Charlotte Steele Date: 6-24-2026

Variance Application

Date: 07/23/2026 Permit No.: 260284

Applicant / Owner

Applicant Name:	Mary Salmonsen	Owner Name:	PC Steele Properties LLC
Address:	1800 S 52nd street	Address:	3300 S 27th Street
City, State, Zip:	Rogers, AR 72758	City, State, Zip:	Rogers, AR 72758
Phone:	4793581321	Phone:	4797905675
Email:	MARY.SALMONSEN@KIMLEY-HORN.COM	Email:	mike@redboxrealty.com
Contact:	Applicant		

Project

Project Location:	East of N Thompson and South of Moody Ave	Multiple Buildings:	☐
Parcel Numbers:	21-00107-050	Outdoor Storage:	☐
Current Zone:	W-1	Facades/Exterior:	☐
Rezone Required:	NA	Detail Features:	☐
Total Acreage:	49.21	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☑
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: Frontage Landscaping Requirements

Difficulty/Hardship: There is a proposed 20' utility easement in the location of the required frontage landscaping.

Variance Effect: The variance will allow for a public water main extension to run along the frontage of the property and service the proposed project and adjacent parcel . The project proposes the total number of required street frontage trees although not adhering to the spacing requirement. The trees are provided in clusters adjacent to the proposed roadways that will likely be driven on by public citizens. The area where the variance to the frontage landscaping requirements is being requested will be adjacent to a dead-end road that could not be extended in the future due to the ARDOT hwy 612 project. Due to the Hwy 612 project, we do not anticipate to have thru traffic on this portion of roadway. Although the street frontage landscaping requirements are not fully provided in this area, the project proposes the required right of way tree plantings and shrubs in front of the parking lot.

Harmony:

I do hereby certify that the information contained herein is true and correct.

Mary Salmonsen	07/23/2026
Name	Date

GENERAL NOTES:

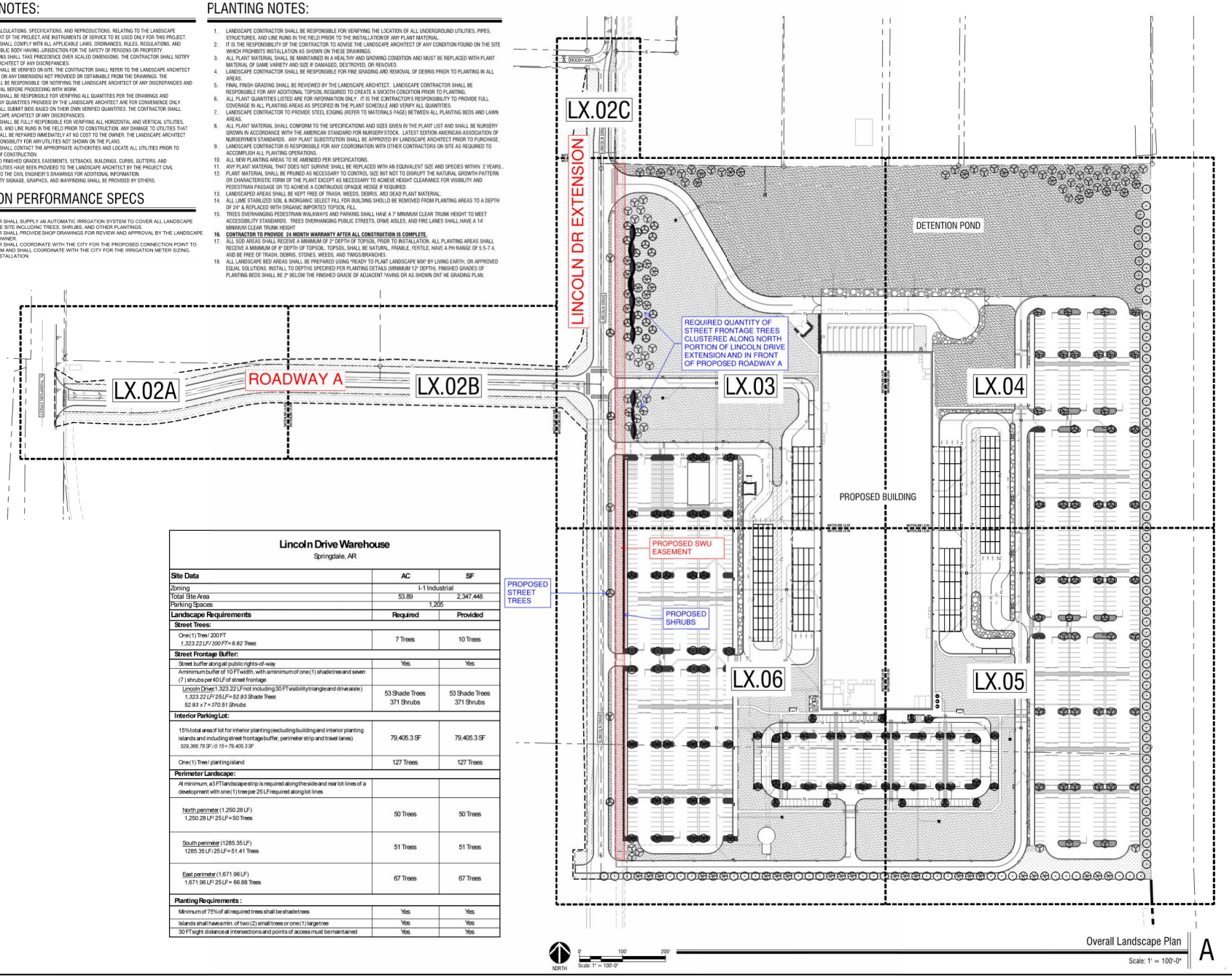
1. THE DRAWINGS, CALCULATIONS, SPECIFICATIONS, AND REPRODUCTIONS, RELATING TO THE LANDSCAPE ARCHITECTURE PART OF THE PROJECT, ARE INSTRUMENTS OF SERVICE TO BE USED ONLY FOR THIS PROJECT.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY.
3. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. ALL DIMENSIONS SHALL BE VERIFIED ON-SITE. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS ON ANY DIMENSIONS NOT PROVIDED OR OBTAINABLE FROM THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE 'OR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES AND OBTAINING APPROVAL BEFORE PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PER THE DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY THE LANDSCAPE ARCHITECT ARE FOR CONVENIENCE ONLY. CONTRACTORS SHALL SUBMIT BIDS BASED ON THEIR OWN VERIFIED QUANTITIES. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL BE FULLY REPONSIBLE FOR VERIFYING ALL HORIZONTAL AND VERTICAL UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. ALL PROPOSED AND FINISHED GRADES, EASEMENTS, SETBACKS, BUILDINGS, CURBS, GUTTERS, AND UNDERGROUND UTILITIES HAVE BEEN PROVIDED TO THE LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO THE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
9. ALL PROJECT SAFETY SIGNAGE, GRAPHICS, AND WAYFINDING SHALL BE PROVIDED BY OTHERS.

IRRIGATION PERFORMANCE SPECS

1. THE CONTRACTOR SHALL SUPPLY AN AUTOMATIC IRRIGATION SYSTEM TO COVER ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TREES, SHRUBS, AND OTHER PLANTINGS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
3. THE CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THE PROPOSED CONNECTION POINT TO THE CITY'S SYSTEM AND SHALL COORDINATE WITH THE CITY FOR THE IRRIGATION METER SIZING, PAYMENT, AND INSTALLATION.

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATIONOF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN 2 YEARS..
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOLLD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT
16. **CONTRACTOR TO PROVIDE 24 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.**
17. ALL SOD AREAS SHALL RECEIVE A MINIMUM OF 2" DEPTH OF TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 8" DEPTH OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, HAVE A PH RANGE OF 5.5-7.4, AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
18. ALL LANDSCAPE BED AREAS SHALL BE PREPARED USING "READY TO PLANT LANDSCAPE MIX" BY LIVING EARTH, OR APPROVED EQUAL SOLUTIONS. INSTALL TO DEPTHS SPECIFIED PER PLANTING DETAILS (MIMIMUM 12" DEPTH). FINISHED GRADES OF PLANTING BEDS SHALL BE 2" BELOW THE FINISHED GRADE OF ADJACENT 'AVING OR AS SHOWN ONT HE GRADING PLAN.



Lincoln Drive Warehouse
Springdale, AR

Site Data	AC	SF
Zoning	I-1 Industrial	
Total Site Area	53.89	2,347,448
Parking Spaces	1,205	
Landscape Requirements	**Required**	**Provided**
Street Trees:		
One (1) Tree/ 200 FT *1,323.22 LF/ 200 FT= 6.62 Trees*	7 Trees	10 Trees
Street Frontage Buffer:		
Street buffer along all public rights-of-way	Yes	Yes
A minimum buffer of 10 FT width, with a minimum of one (1) shade tree and seven (7) shrubs per 40 LF of street frontage		
Lincoln Drive (1,323.22 LF not including 30 FT visibility triangle and drive aisle) *1,323.22 LF/ 25 LF= 52.93 Shade Trees* *52.93 x 7 = 370.51 Shrubs*	53 Shade Trees 371 Shrubs	53 Shade Trees 371 Shrubs
Interior Parking Lot:		
15% total area of lot for interior planting (excluding building and interior planting islands and including street frontage buffer, perimeter strip and travel lanes) *529,368.78 SF x 0.15 = 79,405.3 SF*	79,405.3 SF	79,405.3 SF
One (1) Tree / planting island	127 Trees	127 Trees
Perimeter Landscape:		
At minimum, a 5 FT landscape strip is required along the side and rear lot lines of a development with one (1) tree per 25 LF required along lot lines		
North perimeter (1,250.28 LF) 1,250.28 LF/ 25 LF = 50 Trees	50 Trees	50 Trees
South perimeter (1285.35 LF) 1285.35 LF/ 25 LF = 51.41 Trees	51 Trees	51 Trees
East perimeter (1,671.96 LF) 1,671.96 LF/ 25 LF = 66.88 Trees	67 Trees	67 Trees
Planting Requirements :		
Minimum of 75% of all required trees shall be shade trees	Yes	Yes
Islands shall have a min. of two (2) small trees or one (1) large tree	Yes	Yes
30 FT sight distance at intersections and points of access must be maintained	Yes	Yes

Overall Landscape Plan — Scale: 1" = 100'-0"

A

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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No.	REVISIONS	DATE	BY

FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.E. # _____ Anna M. Hartnett
C.A. No. 117656 Date 07/31/2026

KHA PROJECT 064587902
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY AEA
DRAWN BY AEA
CHECKED BY AMH

LINCOLN DRIVE WAREHOUSE
PREPARED FOR TRAMMELL CROW COMPANY
SPRINGDALE ARKANSAS

OVERALL LANDSCAPE PLAN

SHEET NUMBER
L1.01

Crafton Tull

July 22, 2026

Re: Adjacent Property Owners
CTA Project #: 25108800

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Benton County, and found the property owners and their addresses, which are adjacent to the properties designated as Parcel Numbers 21-00107-025, 21-00107-050 and 21-00103-000, to be as shown on the attached page's consisting of 43 individual parcel numbers. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed: _____ Date: July 22, 2026

James Montgomery, P.S.
Professional Land Surveyor #1120
Crafton, Tull & Associates, Inc.

Crafton Tull

Parcels adjacent to 21-00107-025, 21-00107-050 and 21-00103-000

PARCEL 21-00107-045
BILLY BLANN
14427 E. AR HWY. 94
ROGERS, AR 72758

PARCEL 21-00107-035
WALKERHOGUE INDUSTRIES, LLC.
25736 INTERSTATE 30 N
BRYANT, AR 72022

PARCEL 21-00107-021
CITY OF SPRINGDALE
201 SPRING STREET
SPRINGDALE, AR 72764

PARCELS 21-00104-035 & 21-00104-040
LAWRENCE RAY AND JOETTA B. BOWEN REVOCABLE TRUST
323 E. APPLE BLOSSOM AVENUE
SPRINGDALE, AR 72764

PARCEL 21-00104-025
AMERICAN BUILDERS AND CONTRACTORS COMPANY, INC.
1 ABC PARKWAY
BELOIT, WI 53511

PARCELS 21-00103-075 & 21-00113-000
ARKANSAS & MISSOURI RAILROAD COMPANY
306 E. EMMA AVENUE
SPRINGDALE, AR 72764

PARCEL 21-00103-002
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203

PARCEL 21-00118-016
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203

PARCEL 21-00118-010
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203

PARCEL 21-00108-000
ULLOM, DIONNE P TRUSTEE & ELDER, G TERESA TRUSTEE
1258 S ELLIS AVE
FAYETTEVILLE AR 72701

PARCEL 21-00139-013
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203

PARCEL 21-00115-117
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203

PARCEL 21-00587-000
MARQUEZ, UBALDO & CARMEN
202 PARADISE LN
SPRINGDALE AR 72762

PARCEL 21-00588-000
ROSALES, ROGELIO & MORAN, IRMA
4845 CB PL
SPRINGDALE AR 72764

PARCEL 21-00616-000
EVANS, DARLENE
4854 KIMBERLEY PL
SPRINGDALE AR 72764

PARCEL 21-00617-000
MOTSINGER, CHARLES EDWARD & MINA
4855 KIMBERLEY PL
SPRINGDALE AR 72764

PARCEL 21-00364-000
MARTIN, SHARON G
4854 HICKORY ST
SPRINGDALE AR 72764

PARCEL 21-00363-000
J&N REAL ESTATE HOLDINGS LLC
4806 HICKORY ST
SPRINGDALE AR 72764

PARCEL 21-00353-000
ARKANSAS & MISSOURI RAILROAD COMPANY
306 E. EMMA AVENUE
SPRINGDALE, AR 72764

PARCEL 21-00114-000
ARKANSAS & MISSOURI RAILROAD COMPANY
306 E. EMMA AVENUE
SPRINGDALE, AR 72764

PARCEL 21-00114-001
ARKANSAS & MISSOURI RAILROAD COMPANY
306 E. EMMA AVENUE
SPRINGDALE, AR 72764

PARCEL 21-00115-105
APAC-CENTRAL INC
PO BOX 55038
LEXINGTON KY 40555

PARCEL 21-00115-104
DOUBLE J ENTERPRISES LLC
PO BOX 184
GERALDINE AL 35974

PARCEL 21-00115-103
ESS PROPERTIES LLC
ATTN: HOOVER, DAN
2301 INTERSTATE 70 DR NW
COLUMBIA MO 65202

PARCEL 21-00115-113
ESS PROPERTIES LLC
ATTN: HOOVER, DAN
2301 INTERSTATE 70 DR NW
COLUMBIA MO 65202

PARCEL 21-00115-102
ESS PROPERTIES LLC
ATTN: HOOVER, DAN
2301 INTERSTATE 70 DR NW
COLUMBIA MO 65202

PARCEL 21-00103-100
ESS PROPERTIES LLC
ATTN: HOOVER, DAN
2301 INTERSTATE 70 DR NW
COLUMBIA MO 65202

Crafton Tull

PARCEL 21-00103-077
QUALITY WHOLESALE BUILDING PRODUCTS INC
5576 N OAK ST
SPRINGDALE AR 72764

PARCEL 21-00103-050
JONES, GERALD B & ANNE W TRUSTEES
4625 E BRIDGEWATER LN
FAYETTEVILLE AR 72703

PARCEL 21-00104-045
BOWEN, KEVIN W
313 E APPLEBLOSSOM AVE
SPRINGDALE AR 72764

PARCEL 21-03129-000
LUEKEN, CARLEY ELIZABETH & THOMAS WHITTEN JR
5830 LINCOLN DR
SPRINGDALE AR 72764

PARCEL 21-03125-000
CASTO, LARRY & CLINES, TAMMY
PO BOX 90
LOWELL AR 72745

PARCEL 21-03119-000
CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE, AR 72764

PARCEL 21-00107-024
CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE, AR 72764

PARCEL 21-00107-027
WILLIAMS, JASON LEE & LISA MICHELLE
219 E APPLE BLOSSOM AVE
SPRINGDALE AR 72764

PARCEL 21-03128-000
DEFRANCO, REBECCA LYN AND SEITER, JEFFERY ALAN
PO BOX 766
LOWELL AR 72745

PARCEL 21-03127-000
REYES, FRANCISCO
630 MOODY AVE
SPRINGDALE AR 72764

PARCEL 21-00118-011
MILAM FAMILY HOLDINGS LLC
1489 LAFITE LN
FAYETTEVILLE AR 72703

PARCEL 21-00118-015
ULLOM, DIONNE P TRUSTEE & ELDER, G TERESA TRUSTEE
1258 S ELLIS AVE
FAYETTEVILLE AR 72701

PARCEL 21-00118-035
CRUMPLER, PETRA
9600 CASTLE CV
GARFIELD AR 72732

PARCEL 21-00139-012
MONTAVEL PROPERTIES LLC
4276 ST JOHN'S WOOD ST
SPRINGDALE AR 72764

Waiver Request

Date: 07/27/2026 Permit No.: 260285

Applicant / Owner

Applicant Name:	Mary Salmonsen	Owner Name:	P&C Steele Properties LLC
Address:	1800 S 52nd Street, Suite 201	Address:	3300 S 27th Street
City, State, Zip:	Rogers, AR 72758	City, State, Zip:	Rogers, AR 72758
Phone:	4793581321	Phone:	4797905675
Email:		Email:	

Contact:

Project

Project Location:	East of N Thompson / South of Moody Ave	Parcel Numbers:	

Reason for Request: +/- 218,000 SF warehouse with two public roadways and utility extensions to support the facility and adjacent parcels. This waiver request is being submitted to waive the requirement for the warehouse project to build out the sidewalks and street trees along the full length of the proposed roadways. The facility will install the sidewalks and street trees along the new roadways immediately adjacent to the warehouse site.

I do hereby certify that the information contained herein is true and correct.

Mary Salmonsen — Name

07/27/2026 — Date

Kimley»Horn

July 27, 2026

Springdale Planning Department
201 Spring Street
Springdale, Arkansas 72764

RE: Street Trees and Sidewalks Waiver

To Whom it May Concern,

In accordance with City requirements, we are submitting this Letter of Intent in support of a waiver request from the street tree and sidewalk requirements along the proposed public street corridors associated with the Lincoln Drive warehouse project.

As part of this project, the Owner is constructing significant public infrastructure improvements, including the new public roadway, streetlights, water line extensions, and other off-site utility improvements necessary to serve the development and future growth in the area. Due to the extent of these public infrastructure investments, we are requesting a waiver from the installation of street trees and sidewalks along a portion of the new road corridors. The project will install the required sidewalks and street trees that are immediately adjacent to the proposed warehouse parcel.

This waiver request is only for the sidewalks and street trees not immediately adjacent to the Lincoln Drive Warehouse site. The proposed roadway frontages will ultimately serve multiple future developments. As those properties develop, sidewalks and street trees can be installed in conjunction with each site's frontage improvements, allowing the landscaping and pedestrian facilities to be coordinated with future access points, grading conditions, utility placements, and site layouts.

We respectfully request approval of this waiver and look forward to continuing to work with City Staff throughout the development review process. Please contact us with any questions regarding this request.

Sincerely,

Mary Salmonsen, P.E.
Kimley-Horn & Associates

PROJECT AREA

PUBLIC NOTICE

L26-13: Lincoln Drive Warehouse

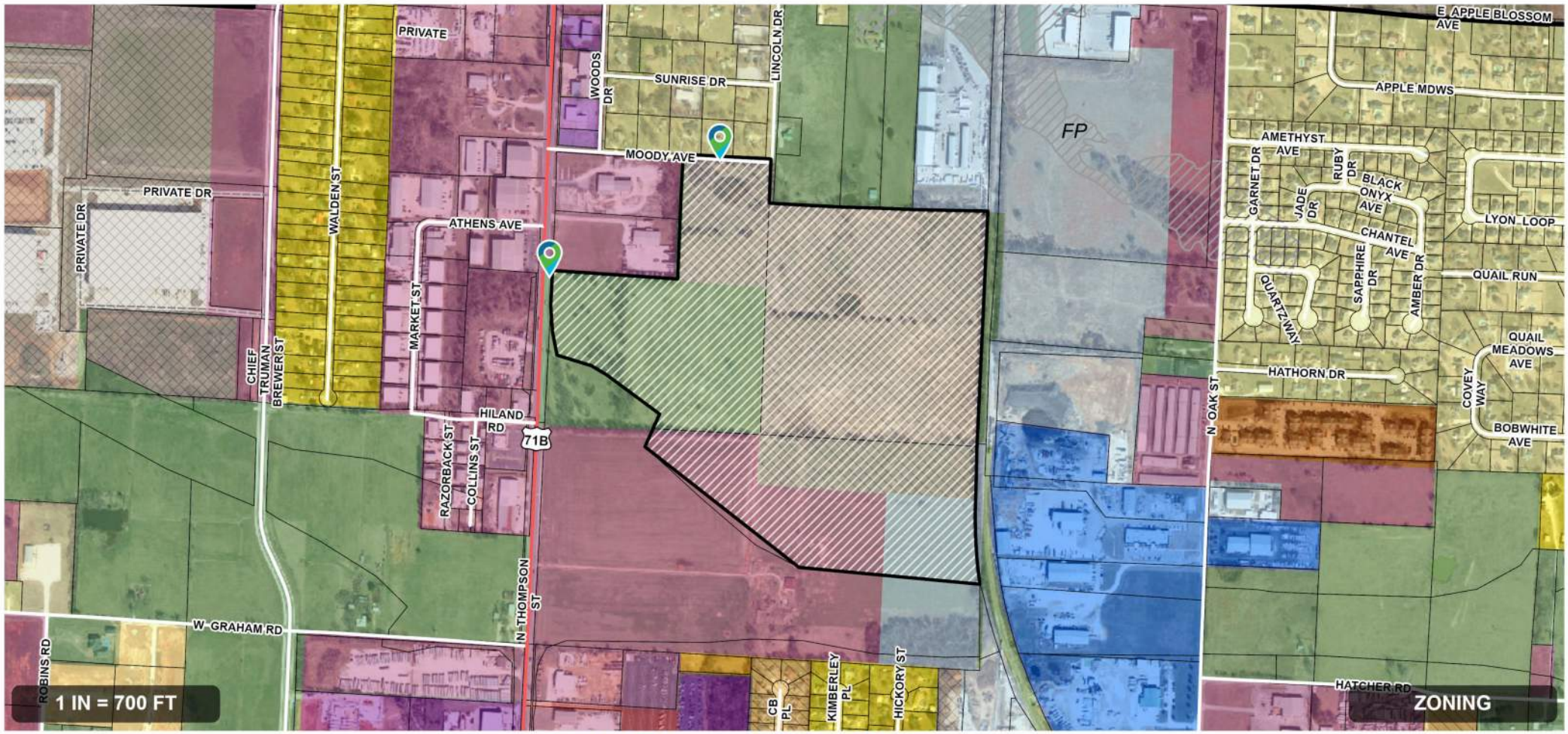
Southeast Corner of Moody Ave & Lincoln Drive, East of N. Thompson St

L26-13: Large Scale Development

B26-87: Variance from Frontage Landscaping Requirements

W26-35: Waiver of Street Improvements on N. Thompson Street, Lincoln Drive, & Future Collector Street

N



PROJECT AREA

PUBLIC NOTICE

L26-13: Lincoln Drive Warehouse

Southeast Corner of Moody Ave & Lincoln Drive, East of N. Thompson St

L26-13: Large Scale Development

B26-87: Variance from Frontage Landscaping Requirements

W26-35: Waiver of Street Improvements on N. Thompson Street, Lincoln Drive, & Future Collector Street

N

Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: August 4, 2026

Re: L26-15 Large Scale Development La Dama Afortunada

Large scale development proposed for a 1.98 acre property located south of 1208 S. Thompson Street for a liquor store with a drive through. This is phase I of a multi-phase commercial development. There is one linked variance (B26-85) from Commercial Design Standards and a waiver (W26-37) from street improvements along S. Thompson Street.

PLANNING COMMENTS
Reviewed by Jenny Neel
Date Reviewed: 07.30.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-15. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*

Planning Comments
Reviewed by: Jenny Neel
Date: July 29, 2026

7. Revise the driveway on the south side to provide a minimum width of 15 feet.

8. Perimeter landscaping is required in accordance with Chapter 56. Although perimeter landscaping is proposed as part of a future phase, that phase is not included in this review. ***A variance has been requested.***
9. The landscape strip within the right-of-way shall be a minimum of 10 feet wide. Because the existing ARDOT pavement prevents the required 10-foot landscape strip from being provided, a waiver from this requirement will be required.
10. Show the irrigation system or the location of hose bibs for all landscaped areas.

Commercial Design Standards Comments

This development must comply with the City of Springdale Commercial Design Standards, or a variance is required.

Site Layout
Pedestrian Flows

11. Foundation landscaping is required along the north and south sides of the building. Revise the plans to provide the required foundation landscaping. ***A variance has been requested.***

Screening

12. The proposed HVAC screening only partially screens the mechanical equipment. Consider providing additional landscaping, taller screening, or other compatible design features to fully screen the equipment from public view. Since the west façade will be visible to the public from the future development, revise to better integrate the screening into the overall building design.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

PROJECT: L26-15 La Dama Afortunada
REVIEW DATE: 7/24/2026

STANDARD COMMENTS
(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration,

etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

1. **Chapter 106 – Stormwater Drainage**
(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- Provide finalized construction details for ADS system

2. **Chapter 110 – Streets, Sidewalks and Other Public Places**
(Ord. No. 3258, § 1, 11-12-02)

- Submit approved ARDOT permit prior to construction

EROSION CONTROL COMMENTS – Reviewed by Chris Herrera

PROJECT: L26-15 La Dama Afortunada
REVIEW DATE: 07/30/2026

STANDARD COMMENTS

- Projects with disturbed areas greater than 0.5 acres must apply for a Grading Permit. Submit the following via iWorq Portal: https://springdalear.portal.iworq.net/portalhome/springdalear
    - Application
    - Stormwater Pollution Prevention Plan (SWPPP)
    - Notice of Coverage (5 acres or larger) or Automatic Site Coverage (under 5 acres)

- Submit Grading Permit fee to the City Clerk's office
    - $250 for sites under 1 acre
    - $500 for sites 1 acre and larger

- Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

PROJECT SPECIFIC COMMENTS

- Will the whole site be mass graded or just the first phase that is being built?

3. **Chapter 107 – Stormwater Pollution**
(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.

  - Add the word "Temporary" to all the items that are intended to be removed at the completion of the project.
- *107.3.C.1* - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

SPRINGDALE™
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Large Scale/Non-Large Scale Application

Date: 06/25/2026 Permit No.: 260224

Applicant / Owner

Applicant Name:	Jason Appel	Owner Name:	NWA LC Holdings LLC
Address:	797 N Salem Rd Ste 140	Address:	117 Lu Juan Pt
City, State, Zip:	Fayetteville, AR 72704	City, State, Zip:	Hot Springs National Park, AR 71913
Phone:	479-841-5397	Phone:	501-422-8985
Email:		Email:	
Application Contact:	Representative		

Property

Job Address:	1210 S. Thompson Street	Rezone Required:	NA
Parcel No(s).:	815-28936-000	Total Acreage:	2.0
Current Zoning:	C-5		

Development Point of Contact

Name:	Jason Appel	Address:	797 N Salem Rd Ste 140 Fayetteville, AR 72704
E-mail:		Phone:	479-841-5397

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Jason Appel	06/25/2026
Name	Date

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LARGE SCALE DEVELOPMENT
LA DAMA AFORTUNADA
U.S. HIGHWAY 71B / S THOMPSON ST
WASHINGTON COUNTY

REVISION 1
JULY, 2026
FOR REVIEW
L26-15

CONTACT LIST:

CITY OF SPRINGDALE PLANNING
CONTACT: SHARON TROMBURG, DIRECTOR
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8550
EMAIL: stromburg@springdaleAR.gov

SPRINGDALE WATER UTILITIES
CONTACT: RICK PULVIRENTI
CHIEF OPERATING OFFICER/DIRECTOR OF ENGINEERING
526 OAK AVENUE
SPRINGDALE, AR 72764
PHONE: (479) 751-5751
FAX:(479) 750-4039
EMAIL: rpulvirenti@springdalewater.com

ENGINEERING
CONTACT : BEN PETERS, P.E.
DIRECTOR
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 756-7716
EMAIL: bpeters@springdaleAR.gov

CONTACT : KATIE HOLLINGSHEAD, P.E.
SENIOR PROJECT MANAGER
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8105
khollingshead@springdaleAR.gov

PUBLIC WORKS (STREET)
CONTACT: JAMES SMITH
DIRECTOR
269 EAST RANDALL WOBBE LANE
SPRINGDALE, AR 72764
PHONE: (479) 750-8135
EMAIL: jsmith@springdaleAR.gov

CIVIL ENGINEER:
A4CIVIL
CONTACT: JASON APPEL, P.E.
797 N SALEM ROAD STE 140
FAYETTEVILLE, AR 72704
PHONE: (479) 841-5397
EMAIL: jappel@a4civil.com

LAND SURVEYOR:
CRAFTON TULL
CONTACT: K MONTGOMERY
901 N. 47TH ST., SUITE 400
ROGERS, ARKANSAS 72756
PHONE: (479) 636-4838

SPRINGDALE FIRE DEPARTMENT
CONTACT: STEVE GOSS, FIRE MARSHAL
417 HOLCOMB STREET
SPRINGDALE, AR 72765
PHONE: (479) 751-8191
FAX: (479) 750-8191

ELECTRIC : CARROLL ELECTRIC
DEREK THURMAN
PO BOX 329
BENTONVILLE, AR 72712
PHONE: 479-273-2421
EMAIL: DTHURMAN@CARROLLECC.COM

STATE OF ARKANSAS
ARKANSAS DEPARTMENT OF HEALTH
CONTACT: MR. CRAIG CORDER, P.E.
DIVISION OF ENGINEERING
4815 W. MARKHAM
LITTLE ROCK, AR 72205-3867
PHONE: (501) 661-2000

GAS UTILITY: BLACK HILLS ENERGY
CONTACT: AARON BURKS
UTILITY CONSTRUCTION PLANNER
655 E. MILLSAP DRIVE
FAYETTEVILLE, AR 72703
PHONE : 479.601.8387
EMAIL: AARON.BURKS@BLACKHILLSCORP.COM

CABLE: COX COMMUNICATION
CONTACT: RANDY BUTLER
4901 S. 48TH ST
SPRINGDALE, AR 72762
PHONE: (479) 717-3738
FAX:(479) 872-0174

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF FORTY EIGHT (48) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES, INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS, WHERE APPLICABLE.

PLANS PREPARED BY:

A4CIVIL

VICINITY MAP
NOT TO SCALE

A4CIVIL OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED NOVEMBER 17, 2025 WITH APPROVED REVISIONS DATED NOVEMBER 17, 2025 AND SEALED DECEMBER 8, 2025.

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED."

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0070G
REVISED DATE: JANUARY 25, 2024

ARKANSAS COUNTY MAP
N.T.S.

SHEET INDEX

1.	C1.0	-	COVER SHEET
2.	1 OF 2	-	TOPOGRAPHIC & BOUNDARY SURVEY
3.	2 OF 2	-	TOPOGRAPHIC & BOUNDARY SURVEY
4.	C2.0	-	SITE PLAN
5.	C2.1	-	DEMO PLAN
6.	C3.0-C3.1	-	GRADING PLAN
7.	C3.3	-	STORM WATER POLLUTION PREVENTION PLAN
8.	C3.4-C3.5	-	STORM PLAN & PROFILE
9.	C4.0	-	UTILITY PLAN
10.	C4.1	-	SEWER PLAN & PROFILE
11.	C5.0	-	LANDSCAPE PLAN
12.	C6.0	-	TYPICAL DETAILS
13.	C6.1	-	TYPICAL DETAILS
14.	C6.2	-	SWPPP DETAILS
15.	C6.3	-	UTILITY TYPICAL DETAILS
16.	1 OF 6	-	ADS UNDERGROUND DETENTION SYSTEM PLAN
17.	2 OF 6	-	ADS UNDERGROUND DETENTION SYSTEM PLAN
18.	3 OF 6	-	ADS UNDERGROUND DETENTION SYSTEM PLAN
19.	4 OF 6	-	ADS UNDERGROUND DETENTION SYSTEM PLAN
20.	5 OF 6	-	ADS UNDERGROUND DETENTION SYSTEM PLAN
21.	6 OF 6	-	ADS UNDERGROUND DETENTION SYSTEM PLAN
22.	1 OF 2	-	LIGHTING PLAN
23.	2 OF 2	-	LIGHTING DETAILS
24.	AS01	-	DUMPSTER SCREENING DETAILS

VARIANCES & WAIVERS:

1. A VARIANCE FOR THE PERIMETER LANDSCAPING AND FOUNDATION LANDSCAPING HAS BEEN REQUESTED. PROJECT #

PLAN SET FOR REVIEW ONLY-NOT FOR CONSTRUCTION

THOMAS JASON APPEL
ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 13828

NO	DATE	BY	CKD	DESCRIPTION
1	7/23/26	PBS	TJA	REVISED PER CITY COMMENTS

A4CIVIL
ARKANSAS

LA DAMA AFORTUNADA LSD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

COVER

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DATE	DRAWN
7-23-2026	NG
DESIGNED	CHECKED
NG	TJA

FOR REVIEW

PROJECT NO.
261038

SHEET
C1.0

PLOT DATE/TIME: Thursday, July 23, 2026 10:15:09 AM FILE: #PV2023 99-Springdale-Liquor LSD-Series#4e #WDrawings\2023\SLCOVR.dwg

CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, DATED JANUARY, 08, 2026

SCHEDULE B – SECTION II EXCEPTIONS

1. ANY DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, ANY SHORTAGES IN AREAS OR ANY ENCROACHMENT OR OVERLAPPING OF IMPROVEMENTS. (IF ANY, AS SHOWN UPON FACE OF PLAT)
2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORD, BUT WHICH COULD BE ASCERTAINED BY AN ACCURATE SURVEY OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (NOT SURVEY RELATED)
3. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORD. (NOT SURVEY RELATED)
4. ANY LIEN OR RIGHT TO LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD. (NOT SURVEY RELATED)
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT SURVEY RELATED)
6. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF ALL OR ANY PART OF THE DESCRIBED PREMISES, NOT SHOWN BY THE PUBLIC RECORDS. (NOT SURVEY RELATED)
7. RIGHTS OF TENANTS IN POSSESSION AND UNDER UNRECORDED LEASES. (NOT SURVEY RELATED)
8. LOSS ARISING FROM ANY OIL, GAS, OR MINERAL INTEREST, CONVEYED, RETAINED, ASSIGNED OR ANY ACTIVITY ON OR DAMAGE TO THE INSURED LAND CAUSED BY THE EXERCISE OF THE SUB-SURFACE RIGHTS OR OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE RIGHT OF INGRESS AND EGRESS FOR SAID SUB-SURFACE PURPOSE. (NOT SURVEY RELATED)
9. SUBJECT TO THE 2026 GENERAL TAXES AND THE YEARS THEREAFTER WHICH ARE NOT YET DUE AND PAYABLE, THIS INCLUDES ANY COSTS, PENALTIES, OR INTEREST WHICH MAY ACCRUE. PLEASE NOTE: THE GENERAL TAXES ARE PAID IN ARREARS IN ARKANSAS. THEY BECOME DUE MARCH EACH CALENDAR YEAR AND PAYABLE UNTIL OCTOBER 15TH OF EACH CALENDAR YEAR. (NOT SURVEY RELATED)
10. BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON SURVEY FILED OF RECORD DOCUMENT NO. 2014-00027496, RECORDS OF WASHINGTON COUNTY, ARKANSAS, INCLUDING, BUT NOT LIMITED TO BUILDING SETBACK LINES AND EASEMENTS SHOWN THEREON. (SHOWN)
11. RIGHT OF WAY EASEMENT IN FAVOR OF THE SPRINGDALE WATER AND SEWER COMMISSION, SPRINGDALE, ARKANSAS FILED OF RECORD ON JULY 14, 2021 DOCUMENT NO. 2021-00026572, RECORDS OF WASHINGTON COUNTY, ARKANSAS. (SHOWN)
12. RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO USE OF THAT PORTION OF SUBJECT PROPERTY COMPRISING ANY ROAD, STREET, ALLEY, HIGHWAY, OR OTHER PUBLIC RIGHT OF WAY. (NO DOCUMENTS PROVIDED TO SURVEYOR)
13. ORDINANCE NO. 6164 FILED DECEMBER 3, 2025 AS DOCUMENT NO. 2025-33706, RECORDS OF WASHINGTON COUNTY, ARKANSAS. (THIS ORDINANCE REMOVES TWO BLANKET EASEMENTS FROM THE PROPERTY)

NOTES:

THE WORD "CERTIFY" AS SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF SPRINGDALE, ARKANSAS.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING PLAT AND NO OTHERS: DEED 2023-00003060, PLAT 2012-00013357, PLAT 2014-00027220, PLAT 2014-00027496, AND STATE PLAT 86920.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, DATED JANUARY, 08, 2026, WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, DATED JANUARY, 08, 2026.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

TITLE COMMITMENT DESCRIPTION:

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NE 1/4 OF THE SE 1/4, THENCE ALONG THE APPROXIMATE CENTERLINE OF US HIGHWAY 71, S 02°01'53" W 1076.68 FEET TO THE POINT OF BEGINNING;
THENCE ALONG SAID CENTERLINE, S 02°01'53" W 210.32 FEET;
THENCE LEAVING SAID CENTERLINE, N 87°34'47" W 332.05 FEET ALONG THE LINE COMMON WITH BURGER KING PROPERTY TO A FOUND IRON PIN;
THENCE N 89°05'08" W 84.97 FEET TO A FOUND IRON PIN;
THENCE N 02°01'54"E 208.97 FEET TO A FOUND IRON PIN;
THENCE S 88°04'19" E 417.00 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION:

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 2;
THENCE ALONG THE EAST LINE THEREOF S02°23'37"W 1075.99 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST LINE S02°23'37"W 210.25 FEET;
THENCE LEAVING SAID EAST LINE N87°36'25"W 37.53 FEET TO A 5/8" IRON PIN AND CONTINUING FOR A TOTAL DISTANCE OF 327.98 FEET TO A 5/8" IRON PIN;
THENCE N88°54'32"W 84.97 FEET TO A 1/2" IRON PIN;
THENCE N02°01'27"E 208.66 FEET TO A 5/8" IRON PIN;
THENCE S88°05'41"E 156.54 FEET TO A 1/2" IRON PIN AND CONTINUING FOR A TOTAL DISTANCE OF 414.29 FEET TO THE POINT OF BEGINNING CONTAINING, CONTAINING 1.98 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

VICINITY MAP NTS

ALTA/NSPS LAND TITLE SURVEY, TABLE A:

2 ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
(THE WASHINGTON COUNTY GIS WEB SITE LISTS THE PROPERTY ADDRESS AS: 1210 S THOMPSON ST, 1214 S THOMPSON ST, 1216 S THOMPSON ST, AND 1218 S THOMPSON ST)

3 FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
(NO PART OF THIS PROPERTY IS IN FLOOD ZONE "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AND IS LISTED AS BEING IN ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0070G, EFFECTIVE DATE JANUARY 25, 2024.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.)

4 GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
(SURVEYED ACREAGE BY CALCULATION AS SHOWN UPON FACE OF PLAT – NO GUARANTEE EXPRESSED OR IMPLIED, SEE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS SECTION 3. E. II)

6(A) IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
(ZONING REPORT OR LETTER NOT PROVIDED TO THE SURVEYOR BY THE CLIENT)

6(B) IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
(ZONING REPORT OR LETTER NOT PROVIDED TO THE SURVEYOR BY THE CLIENT)

8 NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
(THERE ARE NO PARKING SPACES ON THE SITE)

10 AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES (CLIENT TO OBTAIN NECESSARY PERMISSIONS).
(AT THE TIME OF FIELD WORK, NO PARTY WALLS WERE OBSERVED)

11 EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:

(A) EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY: PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
(ANY UTILITY LINES, SERVICE LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON WERE LOCATED AS MARKED BY ARKANSAS ONE CALL OR SCALED FROM THE CITY OF SPRINGDALE GIS WEB SITE)

13 NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL".
(THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE WASHINGTON COUNTY GIS WEB SITE)

16 EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
(AS SHOWN ON SURVEY)

17 PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
(AT THE TIME OF SURVEY THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO THE CITY OF SPRINGDALE MASTER STREET PLAN AS SHOWN ON THE CITY OF SPRINGDALE GIS WEB SITE.)

18 PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.
(NO OFFSITE EASEMENTS WERE PROVIDED TO THE SURVEYOR)

SURVEY CERTIFICATE:

TO: CHICAGO TITLE INSURANCE COMPANY, PULASKI COUNTY TITLE, LLC, VWW, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, 1218 S. THOMPSON ST. TRUST, AND ARVEST BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B) 8, 10, 11A, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 9, 2026.

REGISTERED STATE OF ARKANSAS NO. 1460 KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

CRAFTON, TULL & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

KEVIN J. MONTGOMERY PS 1460

06/10/2026

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

RECORD INFORMATION

STATE PLAT CODE:
500-17N-30W-0-02-240-72-1460

ALTA/NSPS LAND TITLE SURVEY
PART NW 1/4 SE 1/4 SECTION 2
T-17-N R-30-W
PARCEL 815-28936-000

PREPARED FOR:
BRYAN WEINZIMER

SPRINGDALE ARKANSAS

DATE: 06/10/2026
PROJECT NO: 26105600
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

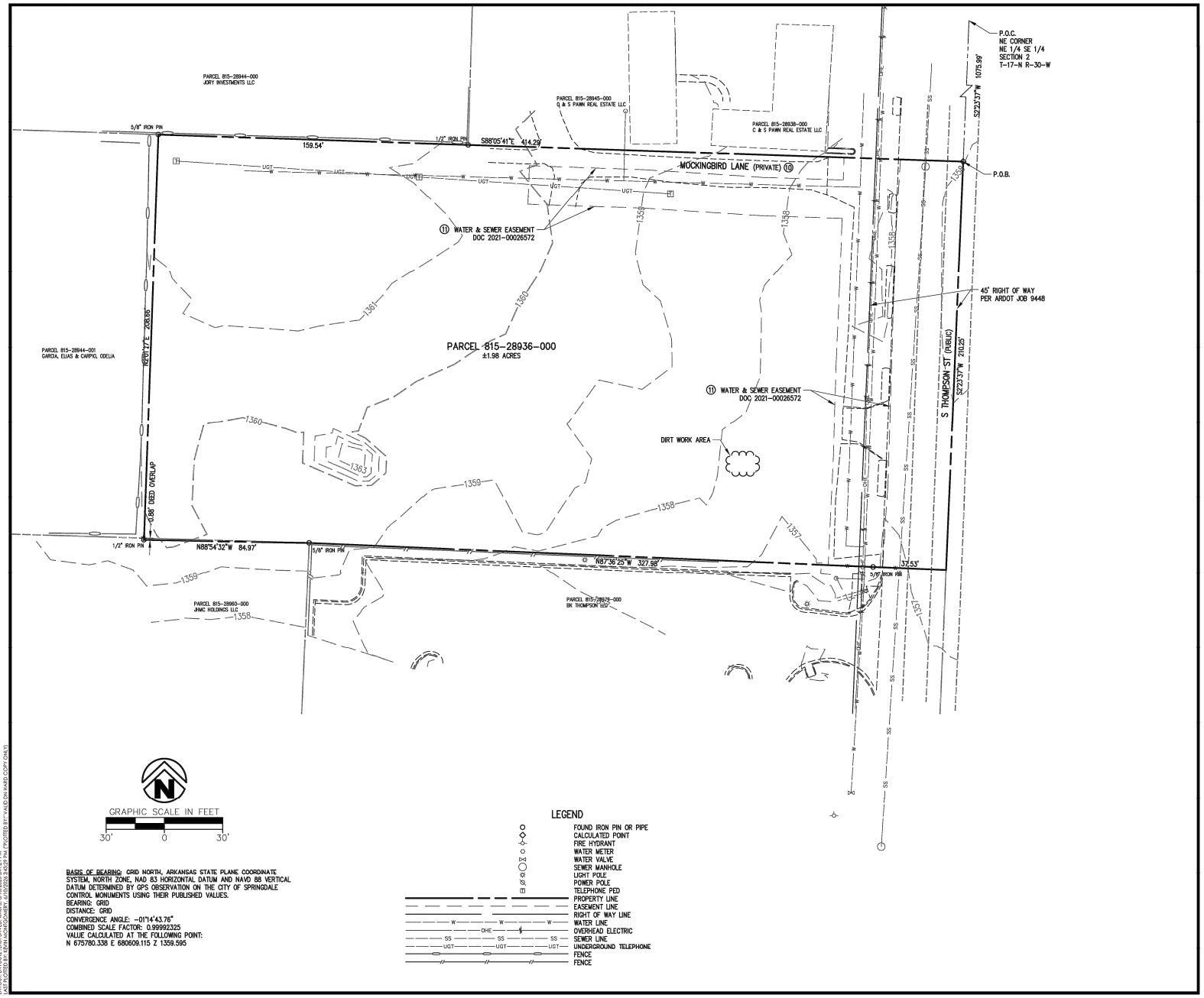
CERTIFICATE OF AUTHORIZATION CRAFTON, TULL & ASSOCIATES, INC. No. 109

© 2026 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
1 OF 2

DRAWING: C:\26105600_SPRINGDALE\SURVEY\DWG\26105600 ALTA.DWG
LAYOUT: LAYOUT1 | LAST SAVED: KMATA, 6/10/2026 3:41:21 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 6/10/2026 3:42:03 PM | PLOTTED BY: KMATA ON HARD COPY ONLY



GRAPHIC SCALE IN FEET
30' 0 30'

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF SPRINGDALE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°14'43.76"
COMBINED SCALE FACTOR: 0.99992325
VALUE CALCULATED AT THE FOLLOWING POINT:
N 675780.338 E 680609.115 Z 1359.595

LEGEND

- FOUND IRON PIN OR PIPE
- CALCULATED POINT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- LIGHT POLE
- POWER POLE
- TELEPHONE PED
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- WATER LINE
- OVERHEAD ELECTRIC
- SEWER LINE
- UNDERGROUND TELEPHONE
- FENCE
- FENCE

RECORD INFORMATION

STATE PLAT CODE:
500-17N-30W-0-02-240-72-1460

ALTA/NSPS LAND TITLE SURVEY
PART NW 1/4 SE 1/4 SECTION 2
T-17-N R-30-W
PARCEL 815-28936-000

PREPARED FOR:
BRYAN WEINZIMER

SPRINGDALE ARKANSAS

DATE: 06/10/2026
PROJECT NO: 26105600
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109

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DELTA	DESCRIPTION	DATE

SHEET NO.:
2 OF 2

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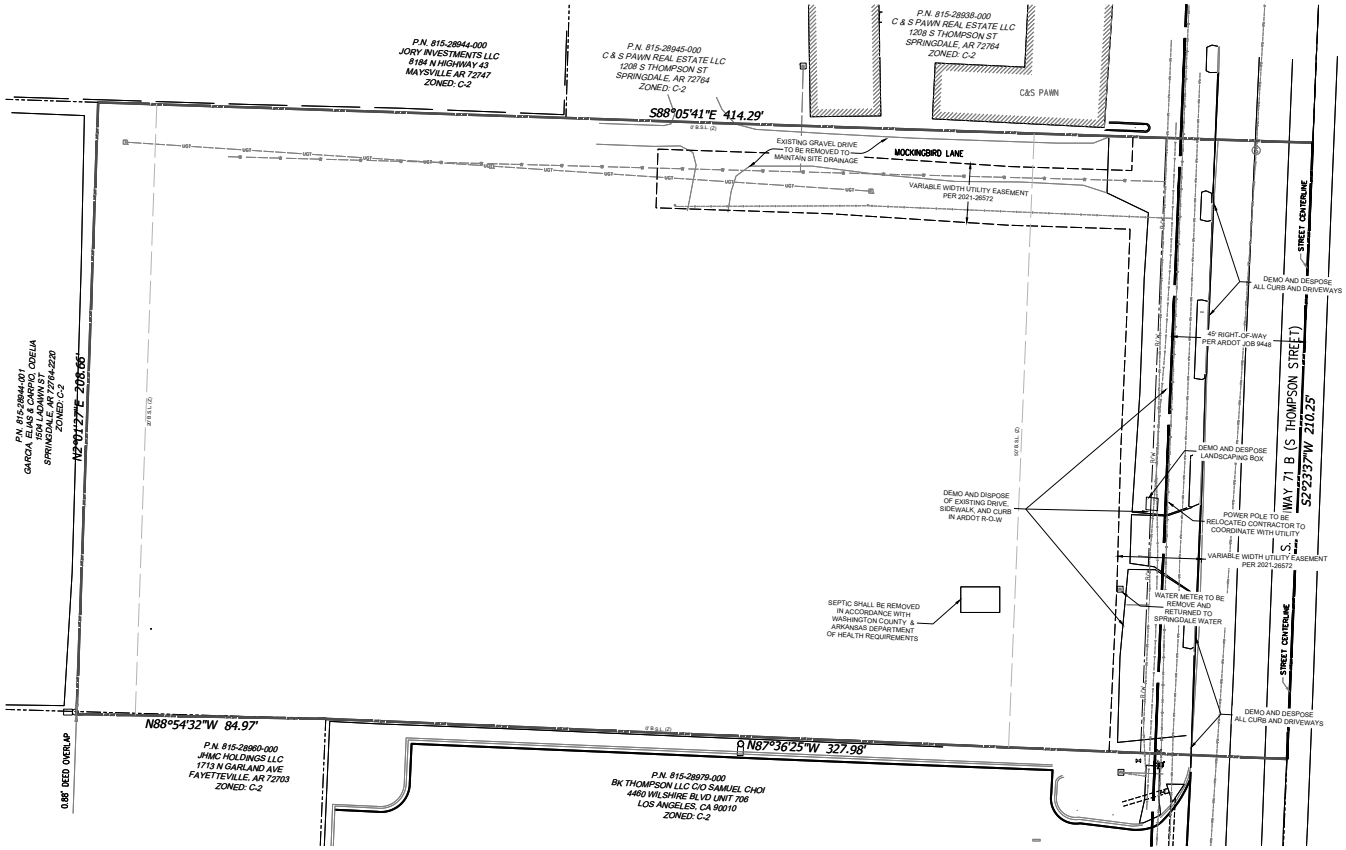

VICINITY MAP
NOT TO SCALE

N

GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FEET

NO	DATE	BY	CKD	DESCRIPTION

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NG	TJA

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PROJECT NO.
261038

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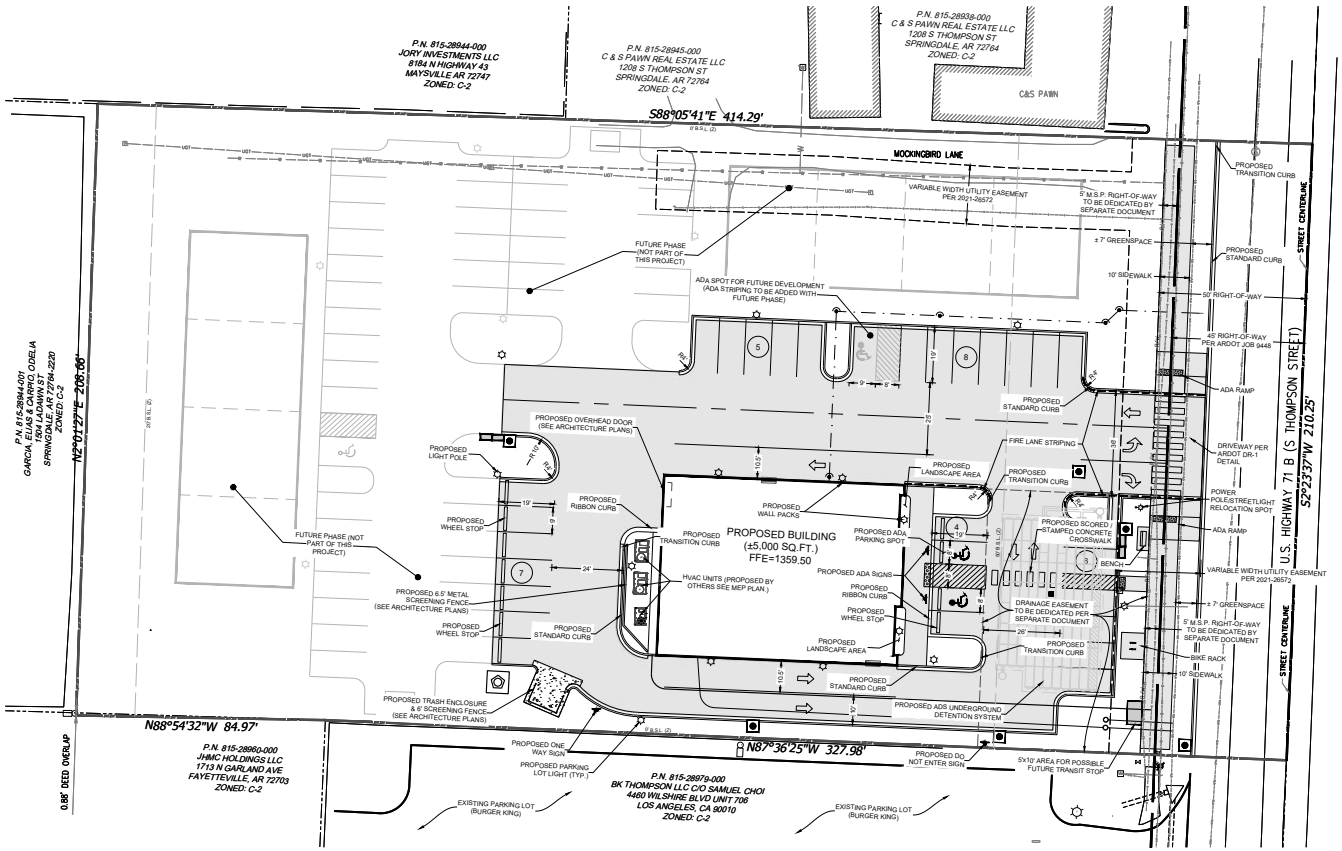
PLOT DATE/TIME: Thursday, July 23, 2026 10:15:10 AM FILE: #P:\2603\99-Springdale Liquor_CAD-Survey\dwg_AKDrawings\260315CKPD.dwg

Return to Agenda



VICINITY MAP
NOT TO SCALE

N

GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FEET

LEGEND

EXISTING		PROPOSED
○	IRON PIN/PIPE FOUND	
	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	SIGN	
	LIGHT POLE (SINGLE)	
	FIREHYDRANT ASSEMBLY	
	STOP BAR	STOP
	MANHOLE	S
	WATER METER	W
	ELECTRIC/TELEPHONE PEDESTAL	E
	LIGHT DUTY ASPHALT PAVEMENT	
	MEDIUM DUTY ASPHALT PAVEMENT	
	HEAVY DUTY CONCRETE PAVING	
	CONCRETE SIDEWALK	
	PARKING COUNT	XX
	FIRE LANE STRIPING	

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF TWENTY-FOUR (24) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES, INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS.
8. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEY DESCRIPTION (P.N. 815-28936-000):

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 2;
THENCE ALONG THE EAST LINE THEREOF S02°23'37"W 1075.99 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST LINE S02°23'37"W 210.25 FEET;
THENCE LEAVING SAID EAST LINE N87°36'25"W 37.53 FEET TO A 5/8" IRON PIN AND CONTINUING FOR A TOTAL DISTANCE OF 327.98 FEET TO A 5/8" IRON PIN;
THENCE N88°54'32"W 84.97 FEET TO A 1/2" IRON PIN;
THENCE N02°01'27"E 208.66 FEET TO A 5/8" IRON PIN;
THENCE S88°05'41"E 159.54 FEET TO A 1/2" IRON PIN AND CONTINUING FOR A TOTAL DISTANCE OF 414.29 FEET TO THE POINT OF BEGINNING CONTAINING, CONTAINING 1.98 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT, AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0070G
REVISED DATE: JANUARY 25, 2024

PARKING INFORMATION:

REQUIRED PARKING SPOTS:
1 SPACE PER 200 NFA OF RETAIL SALES
5,000 SF/ 200 NFA = 25

REQUIRED PARKING:
25 SPOTS INCLUDING 2 ADA SPOTS

PROVIDED PARKING:
30 SPOTS INCLUDING 3 ADA SPOTS
(1 ADA SPOT TO BE STRIPED IN FUTURE DEVELOPMENT)

SITE INFORMATION:

GROSS SITE AREA: 1.98 ACRES
NET SITE AREA: 1.76 ACRES

ZONING AND SETBACK INFORMATION:

A PORTION OF THIS PROPERTY IS CURRENTLY ZONED C-S (THOROUGHFARE COMMERCIAL DISTRICT).

BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
60 FEET (PARKING BETWEEN R-O-W AND BUILDING
SIDE: 0 FEET
20 FEET (CONTIGUOUS TO A RESIDENTIAL DISTRICT)
BACK: 20 FEET

BUILDING COVERAGE:
4,650 SF / 1.98 AC = 5.4%

L26-15

OWNER/DEVELOPER:
HCB LLLP
5708 WARDEN RD
SHERWOOD, AR 72120

PROPERTY ADDRESS:
HCB LLLP
1210 S THOMPSON ST, 1214 S THOMPSON ST, 1216 S THOMPSON ST, 1218 S THOMPSON ST
SPRINGDALE, AR 72764

NO	DATE	BY	CKD	DESCRIPTION

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LA DAMA AFORTUNADA LSD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SITE PLAN

DATE:_____

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NG	TJA

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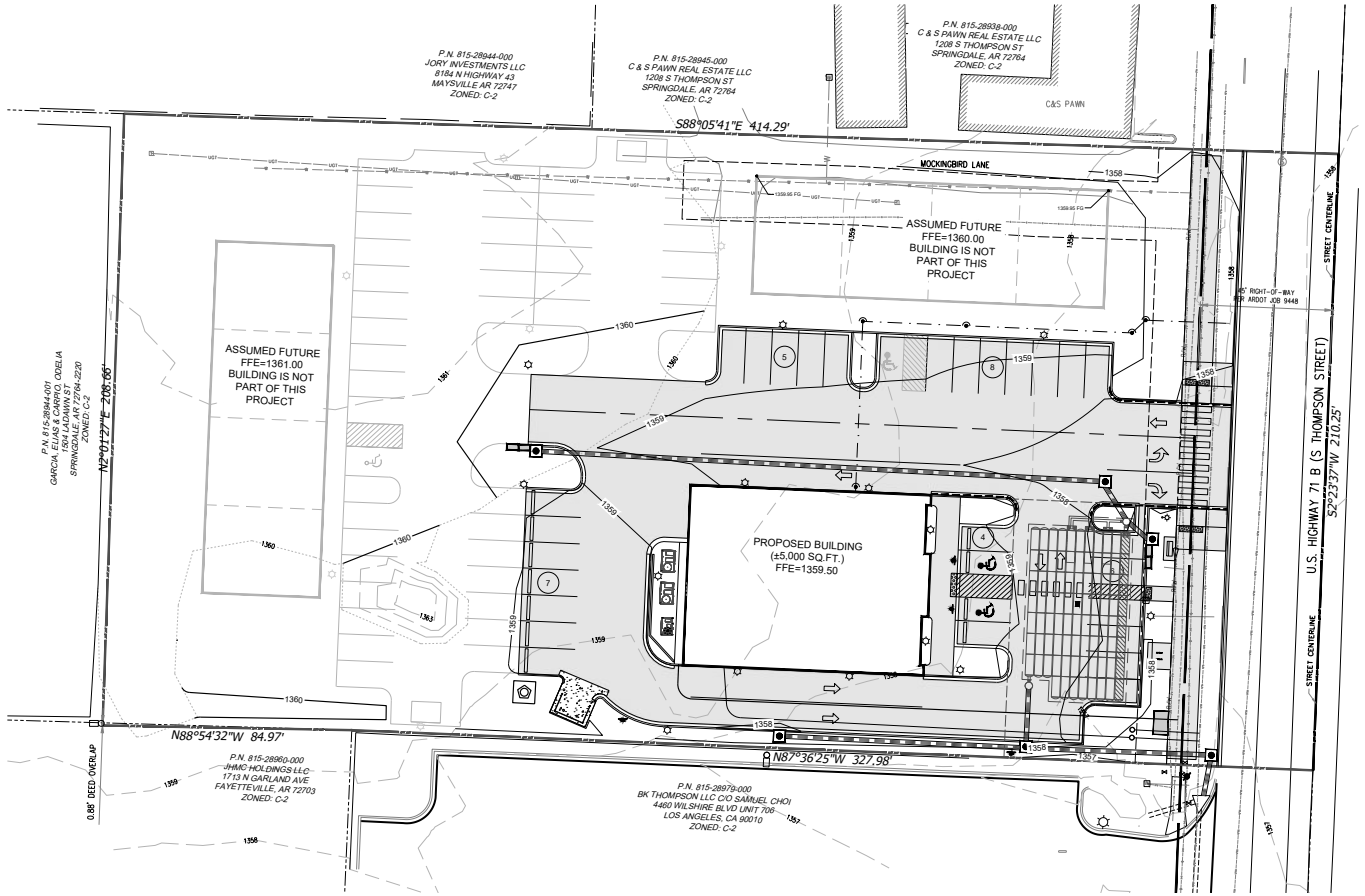
PLOT DATE/TIME: Thursday, July 23, 2026 10:15:23 AM FILE: P:\2026\26-95-Springdale-Liquor_CAD-Survey\dwg\A4CIVIL Drawings\261038 SITE PLAN.dwg



STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE

FINISHED GRADE AS INDICATED ON THESE DRAWINGS ARE THE TOP OF FINISHED SURFACE, IE. TOP OF PAVEMENT OR TOP OF SOD FINISHED ELEVATION

THE GRADING CONTOURS AS PROVIDED ON THESE DRAWINGS IS TO CONVEY FINAL GRADING INTENT, AND ARE NOT EXACT.

GENERAL:

- CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
- AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE A REGISTERED GEOTECHNICAL ENGINEER MAKE THE FINAL DETERMINATION.
- CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUCK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
- CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN FINAL GRADING ALL CRITICAL / UNPAVED AREAS.
- CONTRACTOR SHALL PROOF ROLL BUILDING PADS AND SUBGRADE OF ALL AREAS TO BE PAVED PRIOR TO INSTALLATION OF PAVING MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACTED AS NOTED IN THE PAVEMENT SECTION SHOWN ON THE DETAIL SHEET.

LEGEND

EXISTING		PROPOSED
	IRON PIN/PIPE FOUND	
	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	SIGN	
	SPOT ELEVATION	XXXX
	TOP OF CURB	TC
	GUTTER	G
	TOP OF WALL	TW
	FINISHED GRADE	FG
	FLARED END SECTION	
	UNDERGROUND STORM DRAINAGE SYSTEM	
	DOMED INLET WITH RISER	
	CURB INLET	
	SODDING	
	100-YEAR W.S.E	
	4' CONCRETE SWALE	
	4' CURB INLET EXTENSION	

NO	DATE	BY	CKD	DESCRIPTION

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LA DAMA AFORTUNADA LSD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

GRADING PLAN

DATE:_____

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NG	TJA

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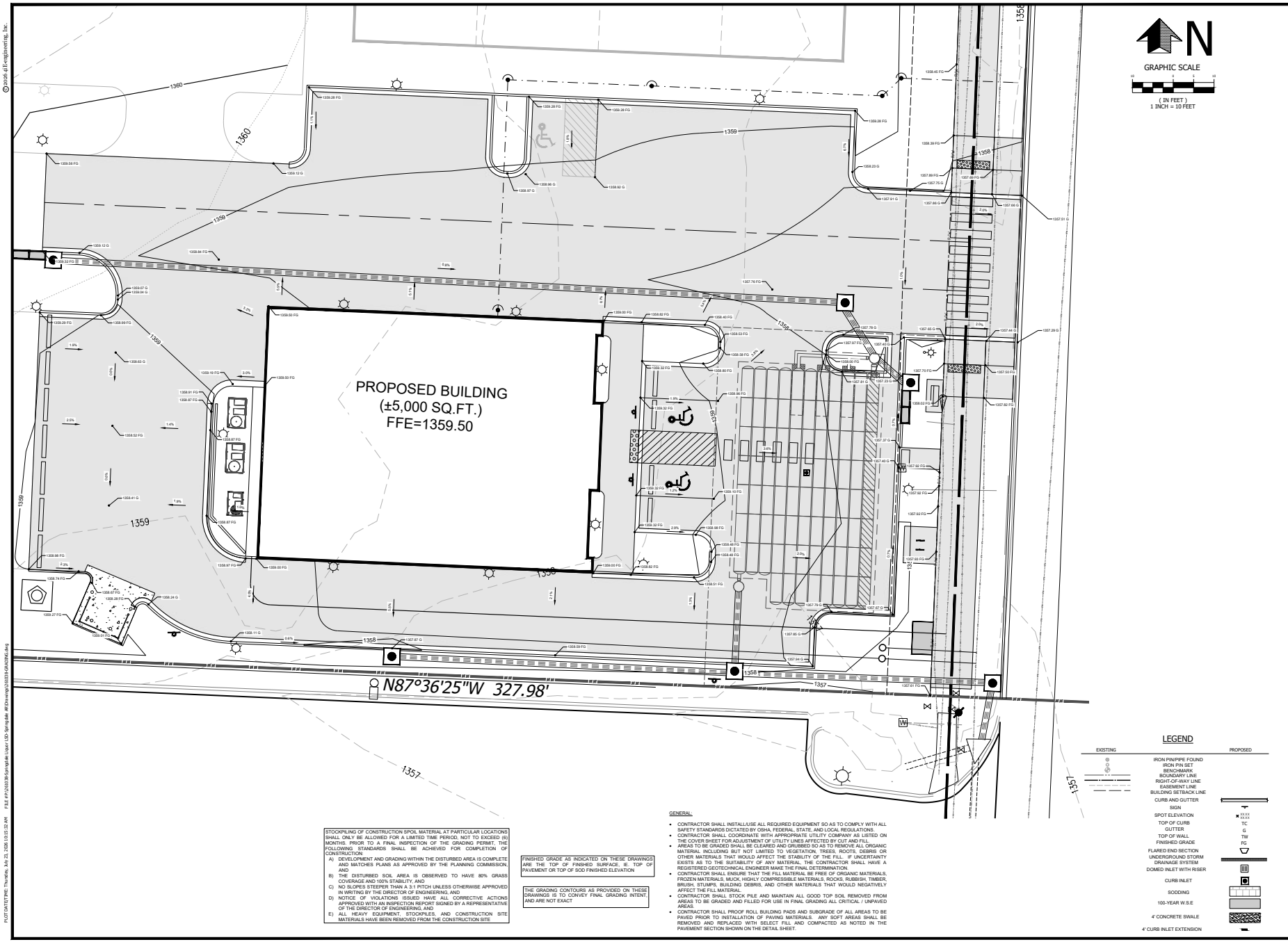
Return to Agenda



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LEGEND

EXISTING		PROPOSED
	IRON PIN/PIPE FOUND	
	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	SIGN	
	SPOT ELEVATION	XXXX XXXX
	TOP OF CURB	TC
	GUTTER	G
	TOP OF WALL	TW
	FINISHED GRADE	FG
	FLARED END SECTION	
	UNDERGROUND STORM DRAINAGE SYSTEM	
	DOMED INLET WITH RISER	
	CURB INLET	
	SODDING	
	100-YEAR W.S.E	
	4' CONCRETE SWALE	
	4' CURB INLET EXTENSION	

NO	DATE	BY	CKD	DESCRIPTION

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GRADING PLAN

DATE:

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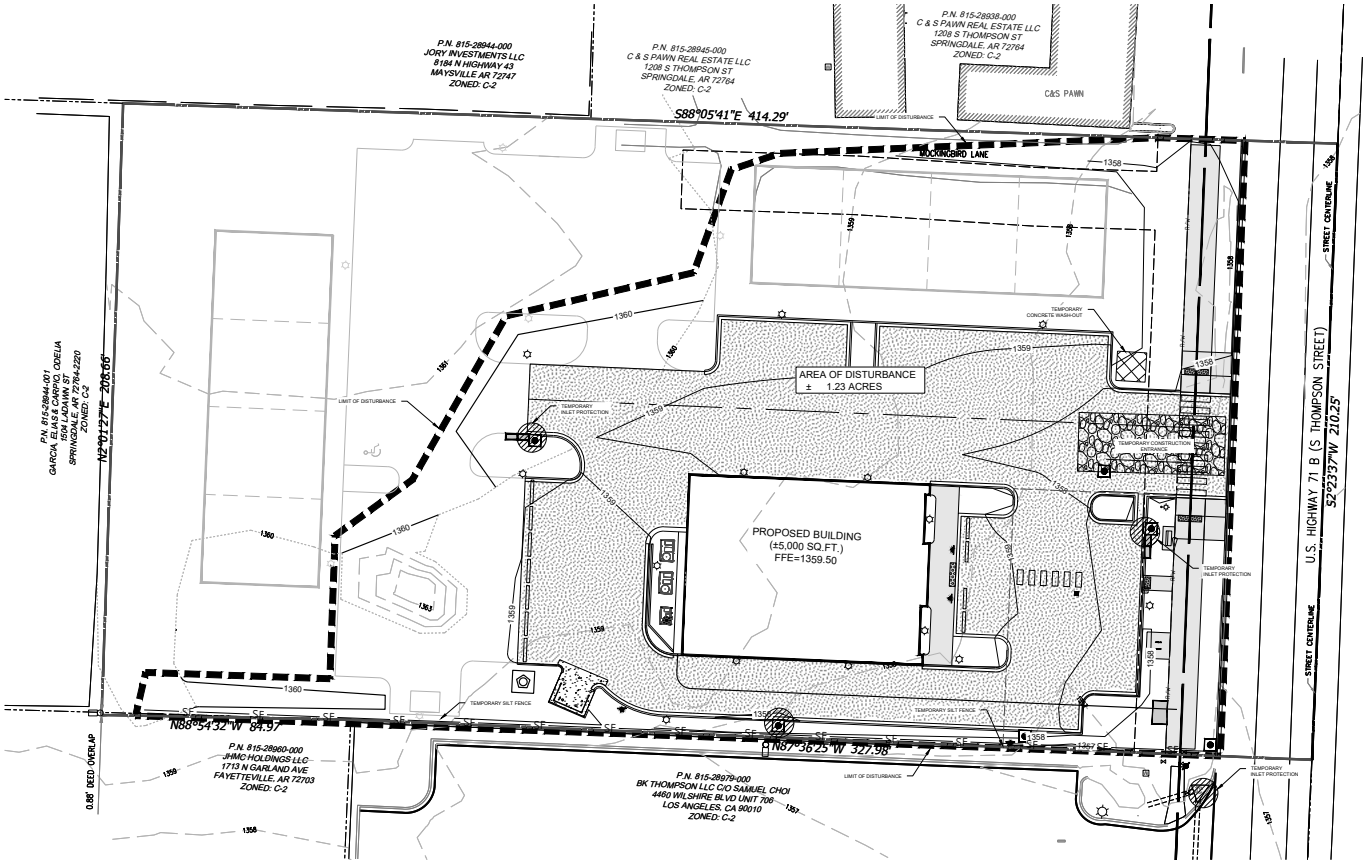

N

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FEET

LXX-XX

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

SWPPP GENERAL NOTES:

- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES AND FOURTEEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- THE CONTRACTOR SHALL INSPECT, REPAIR AND ADD STONE TO THE STONE CONSTRUCTION ENTRANCE WHEN IT BECOMES SATURATED WITH MUD TO INSURE IT FUNCTIONS AS IT WAS INTENDED.
- THE TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN AND SEEDED WITH A TEMPORARY SEED MIX.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED, CLEANED REPAIRED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
- TEMPORARY SEDIMENT CONTROL MEASURES (SILT FENCE, CONSTRUCTION ENTRANCE, ETC.) SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
- A COMPLETE PLAN FOR MAINTENANCE OF CONTROL DEVICES IS CONTAINED WITHIN THE STORM WATER POLLUTION PREVENTION PLAN WHICH IS PART OF THE SITE WORK SPECIFICATIONS.
- DUST CONTROL ON SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS STRICTLY PROHIBITED.
- IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM EXISTING TRAFFIC, CONTRACTOR SHALL ESTABLISH VEHICLE WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS AND VEHICLE OPERATION SHALL BE INTERCEPTED AND TRAPPED BEFORE WASH WATER IS ALLOWED TO BE DISCHARGED OFFSITE. RINSE-OFF WILL NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS.

PRE & POST CONSTRUCTION GRADING NOTES:

PRE-CONSTRUCTION:

- PRIOR TO START OF SITE GRADING, EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN. THESE EROSION CONTROL MEASURES, AS A MINIMUM, SHALL INCLUDE ALL SILT FENCING, TEMPORARY SEDIMENT PONDS, TEMPORARY CONSTRUCTION ENTRANCE, AND ANY OTHER MEASURES NECESSARY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE.
- PRIOR TO START OF SITE GRADING, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES AND THE STATE ONE-CALL SYSTEM A MINIMUM OF 48 HOURS PRIOR TO DIGGING FOR THE LOCATION OF ALL UNDERGROUND UTILITY LINES THAT WILL BE AFFECTED BY THIS DEVELOPMENT. PLEASE NOTE THAT EXISTING UTILITIES NOTED ON PLAN HAVE BEEN LOCATED WITH ALL AVAILABLE INFORMATION AND THAT EXACT LOCATION OF UTILITY LINES MAY NOT BE ACCURATE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD ON SITE ONCE ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND PRIOR TO ANY SITE GRADING / CONSTRUCTION / DEMOLITION.
- SPECIFICATIONS AND DETAILS OF THE APPROPRIATE GOVERNING AGENCY.

POST-CONSTRUCTION:

- CONTRACTOR SHALL SCARIFY ANY AREA TO RECEIVE TOP SOIL TO A MINIMUM DEPTH OF 3".
- ALL DISTURBED AREAS SHALL BE GRADED SMOOTH AND RECEIVE A MINIMUM OF 4" OF TOPSOIL. THE AREA SHALL BE SEEDED AND / OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLAN. THE AREA SHALL BE WATERED UNTIL A HARDY COVER OF GRASS HAS BEEN ESTABLISHED AND 80% OF THE SITE HAS BEEN STABILIZED IN ACCORDANCE WITH ADEQ'S CONSTRUCTION GENERAL PERMIT (ARR150000).
- ONCE THE SITE HAS REACHED FINAL STABILIZATION IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN ADEQ'S CONSTRUCTION GENERAL PERMIT, THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION.

CONTRACTOR CERTIFICATION STATEMENT:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

CONTRACTOR:
ADDRESS:

TELEPHONE:
PERSON IN CHARGE OF DAY TO DAY OPERATIONS:

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

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b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

NO	DATE	BY	CKD	DESCRIPTION

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LA DAMA AFORTUNADA LSD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

STORM WATER POLLUTION PREVENTION PLAN

DATE: _____

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FOR REVIEW

PROJECT NO.
261038

SHEET
C3.1

PLOT DATE/TIME: Thursday, July 23, 2026 10:15:29 AM FILE: #PV2603 99-Springdale-Liquor_LSD-Springdale #WDrawings\260399-SWPPP.dwg

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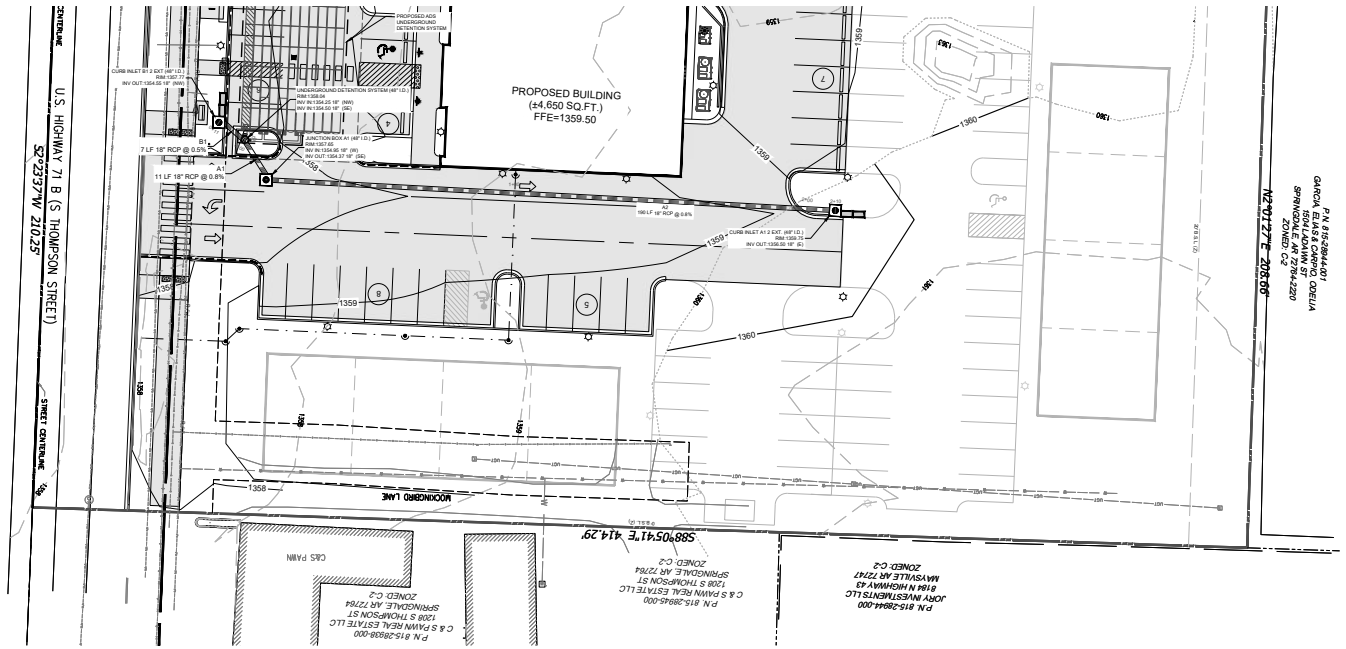
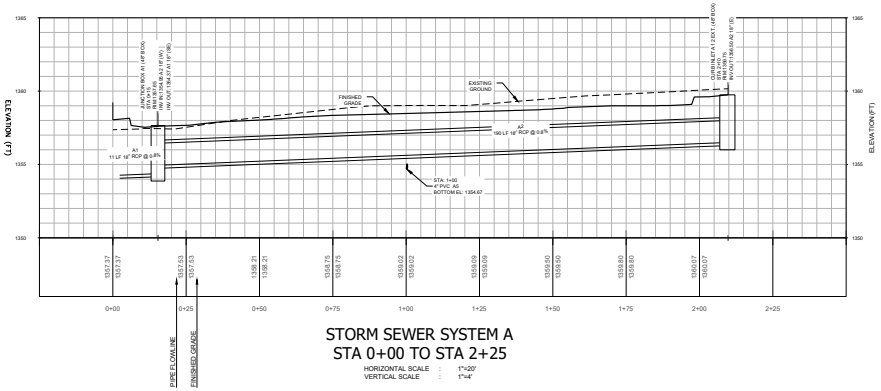
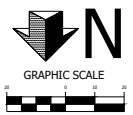




STORM SEWER SYSTEM A
STA 0+00 TO STA 2+25

HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'



LEGEND

EXISTING	PROPOSED
IRON PIN/PIPE FOUND	
IRON PIN SET	
BENCHMARK	
BOUNDARY LINE	
RIGHT-OF-WAY LINE	
EASEMENT LINE	
BUILDING SETBACK LINE	
CURB AND GUTTER	
SIGN	
LIGHT POLE (SINGLE)	
FIREHYDRANT ASSEMBLY	
STOP BAR	STOP
MANHOLE	
WATER METER	
ELECTRIC/TELEPHONE PEDESTAL	
LIGHT DUTY ASPHALT PAVEMENT	
MEDIUM DUTY ASPHALT PAVEMENT	
HEAVY DUTY CONCRETE PAVING	
CONCRETE SIDEWALK	
PARKING COUNT	XX
FIRE LANE STRIPING	

OWNER/DEVELOPER:
HCB LLLP
5708 WARDEN RD
SHERWOOD, AR 72120

PROPERTY ADDRESS:
HCB LLLP
1210 S THOMPSON ST, 1214 S THOMPSON ST, 1216 S THOMPSON ST, 1218 S THOMPSON ST
SPRINGDALE, AR 72764

NO	DATE	BY	CKD	DESCRIPTION

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ARKANSAS

LA DAMA AFORTUNADA LSD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

STORM PLAN AND PROFILE A & B
STORM SYSTEM A & B - STA 0+00 TO STA 2+25

DATE:_____

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NG	TJA

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PROJECT NO.
261038

SHEET
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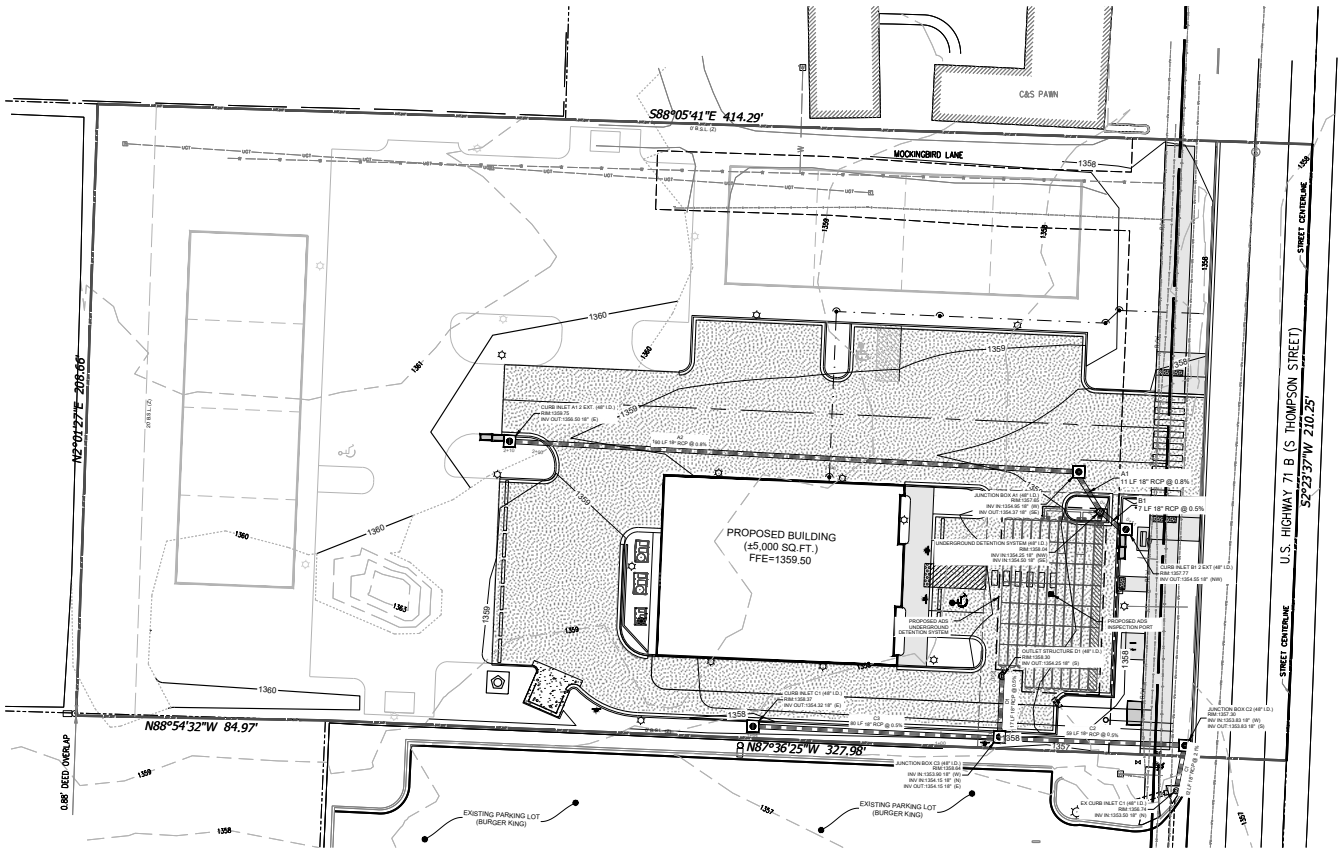
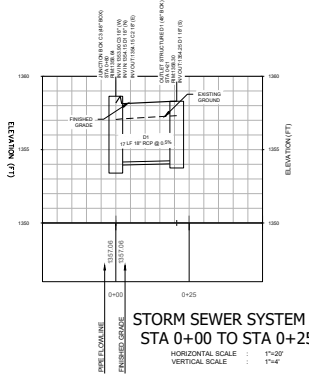
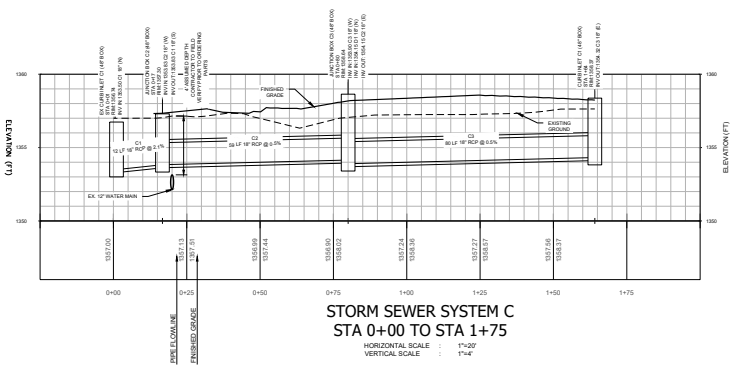
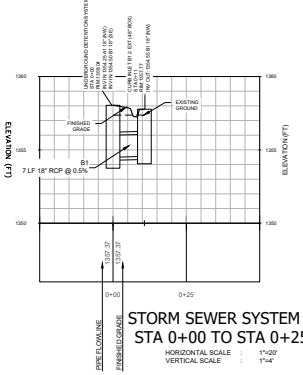
PLOT DATE/TIME: Thursday, July 23, 2026 10:15:15 AM FILE: #P\2603\99-Springdale Liquor_CAD-Survey\dwg #W:\Drawings\260399-STORM.dwg









OWNER/DEVELOPER:
HOB LLP
5708 WARDEN RD
SHERWOOD, AR 72120

PROPERTY ADDRESS:
HOB LLP
1210 S THOMPSON ST, 1214 S THOMPSON ST, 1219 S THOMPSON ST, 1218 S THOMPSON ST
SPRINGDALE, AR 72764

NO | DATE | BY | CKD | DESCRIPTION

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LA DAMA AFORTUNADA LSD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

STORM PLAN AND PROFILE C & D
STORM SYSTEM A & B - STA 0+00 TO STA 2+25

DATE:

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NG	TJA

FOR REVIEW

PROJECT NO.
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SHEET
C3.5

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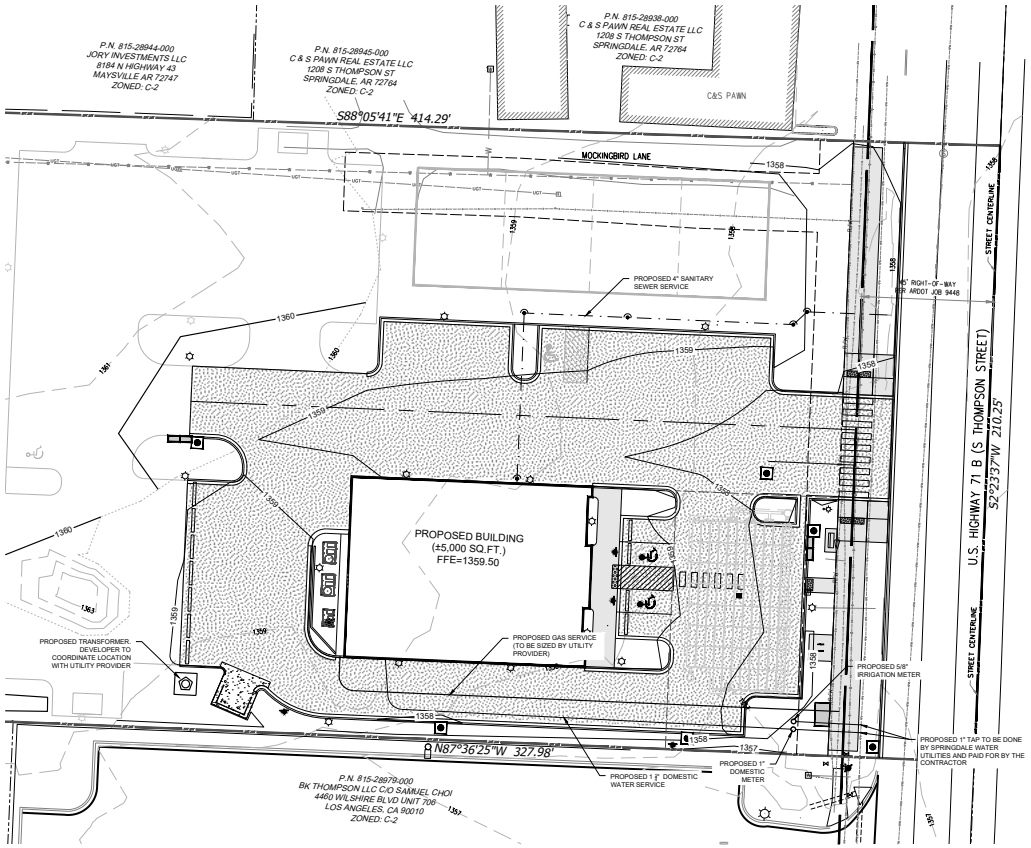

N

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FEET

LEGEND

EXISTING		PROPOSED
	IRON PIN/PIPE FOUND	
	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	TAPPING SLEEVE AND VALVE	
	FIRE HYDRANT ASSEMBLY	
	SINGLE WATER METER (SIZE AS INDICATED)	
	DOUBLE WATER METER (SIZE AS INDICATED)	
	SANITARY SEWER MANHOLE	
	2-4"AND 3-2" SCHEDULE 40 CONDUITS	
	M.J GATEVALVE WITH ADJUSTABLE VALVE BOX	
	M.J TEE WITH THRUST BLOCKING	
	M.J REDUCER WITH THRUST BLOCKING	
	90° M.J FITTING WITH THRUST BLOCKING	
	SANITARY SEWER CLEANOUT	
	45° M.J. FITTING WITH THRUST BLOCKING	
	11.25° M.J. FITTING WITH THRUST BLOCKING	
	22.5° M.J. FITTING WITH THRUST BLOCKING	
	2" WATER SERVICE LINE	
	FULL DEPTH AHTD CLASS 7 BACKFILL	
	ELECTRIC TRANSFORMER (INSTALLED BY SWEPCO)	

1. UNLESS OTHERWISE SHOWN, ALL PUBLIC WATER LINES SHALL BE SP CL. 50 DIP.
2. PRIVATE WATER SERVICE LINES (2") SHALL BE AWWA C901-96 DR-9 POLYETHYLENE PIPE WITH 36" MINIMUM COVER.
3. COPPER TUBING BETWEEN MAINLINE AND WATER METER SHALL BE 1-INCH OR (AS SHOWN) HEAVY WALL POLYETHYLENE COATED - TYPE K, SOFT TEMPERED AND SEAMLESS FOR UNDERGROUND INSTALLATION. TUBING SHALL BE IN ACCORDANCE WITH ASTM B88 (SEAMLESS COPPER WATER TUBE), ANSI/NSF 61 STANDARDS AND FEERAL SPECIFICATION WW-T-799 (SEAMLESS COPPER TUBING FOR USE WITH SOLDER-TYPE OR FLARED-TUBE FITTINGS). ALL COPPER TUBING SHALL BE MUELLER INDUSTRIES STREAMLINE PLASTIC COPPER TUBE OR APPROVED EQUAL.
4. WATERLINES SHALL BE CONSTRUCTED WITH 36" MINIMUM COVER ABOVE THE TOP OF PIPE.
5. TRACER WIRE PORTS SHALL BE CONSTRUCTED AT INTERVALS OF 400LF OR AT ANY CHANGE IN DIRECTION.
6. TRACER WIRE SHALL BE ATTACHED TO PIPE WITH CABLE TIES OR SIMILAR MEANS AT 10-FT INTERVALS.
7. TRACER WIRE SHALL BE 12-GAUGE COATED COPPER FOR UNDERGROUND BURIAL
8. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
9. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND WITH A SWU REPRESENTATIVE AND ENGINEER PRESENT.
10. ALL FIRE HYDRANTS SHALL HAVE A SPRINGDALE WATER UTILITIES APPROVED GATE VALVE INSTALLED.
11. ANY CLEANOUTS AND VALVE BOXES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APRON IN ACCORDANCE WITH THE DETAIL SHEET.
12. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
13. ABOVE GROUND EXTERIOR FERROUS PARTS OF FIRE HYDRANTS SHALL BE PAINTED WITH A COAT OF RUSTOLEUM V2100 SYSTEM SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL COORDINATE WITH SPRINGDALE WATER UTILITIES TO DETERMINE THE FLOW RATE AND SHALL PAINT THE BONNET AND CAP OF THE HYDRANT ACCORDING TO THE CHART LISTED IN THE STANDARD SPECIFICATIONS. PAINT CAP AND BONNET SHALL BE RUSTOLEUM V2100 SYSTEM SPRAY ENAMEL IN THE COLORS LISTED IN THE SAME CHART. INTERIOR FERROUS SURFACES MAY BE PAINTED ONLY WITH COATINGS IN CONFORMANCE WITH ANSI/AWWA C550 (PROTECTIVE EPOXY INTERIOR COATINGS FOR VALVES AND HYDRANTS) EXTERIOR FERROUS SURFACES SHALL BE PAINTED IN CONFORMANCE WITH ANSI/AWWA C502-05 (DRY BARREL FIRE HYDRANTS).
14. SPECIAL ATTENTION SHALL BE GIVEN TO BACKFILL WATER SERVICE TAPS. THE CONTRACTOR SHALL BACKFILL THESE LOCATIONS WITH #67 CLEAN ROCK IN A WAY THAT SUPPORTS THE SERVICE TUBING FOR A MINIMUM LENGTH OF 12" FROM THE TAPPING SADDLE PREVENTING SHEARING AT THE CORPORATION STOP DURING SETTLEMENT OF OVERBURDEN MATERIAL. BACKFILL SHALL EXTEND FROM THE TRENCH BOTTOM TO A MINIMUM OF 6" ABOVE THE SERVICE TUBING. PLEASE SEE SWU DETAIL S-29
15. 1" WATER SERVICE LINES TO THE TOWNHOUSE UNITS SHALL BE ENCASED WITH 2" PVC UNDER STREETS AS DEPICTED ON DETAIL WU1 ON THE DETAIL SHEETS.
16. POLYETHYLENE ENCASEMENT SHALL BE PROVIDED ON ALL DUCTILE IRON FITTING, VALVES, TEES, SERVICE TAPS, TAPPING SLEEVED AND OTHER APPURTENANCES. POLYETHYLENE ENCASEMENT SHALL BE V-BIO ENHANCED POLYETHYLENE ENCASEMENT.

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED

INSPECTIONS AND TESTING PROCEDURES:

1. ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE WITNESSED BY AN S.W.U REPRESENTATIVE IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR OR THEIR REPRESENTATIVE.
2. SPRINGDALE WATER UTILITIES WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS. CALLS TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY 10:00 AM. TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED ON THE SAME BASIS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE ENGINEER, WHO WILL COORDINATE WITH SPRINGDALE WATER UTILITIES.
4. ALL EQUIPMENT, MATERIALS AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.
5. PRIOR TO FINAL ACCEPTANCE, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF SPRINGDALE WATER UTILITIES, THE ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

DAMAGE CAUSED BY CONTRACTOR TO EXISTING UTILITIES SHALL BE AT CONTRACTORS EXPENSE
RELOCATION OF EXISTING UTILITIES SHALL BE AT DEVELOPERS EXPENSE

ALL WATER SERVICE LINES, SEWER SERVICE LINES, ENCASEMENTS AND ALL FITTINGS ASSOCIATED WITH THE PROPOSED WATER AND SEWER SYSTEM SHALL REMAIN OPEN UNTIL INSPECTED BY THE ENGINEER AND APPROVED BY SPRINGDALE WATER UTILITIES

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED AUGUST 27, 2014 WITH APPROVED REVISIONS DATED JANUARY 20, 2021 AND SEALED MAY 6, 2021

NO	DATE	BY	CKD	DESCRIPTION

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LA DAMA AFORTUNADA LSD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

UTILITY PLAN

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PLOT DATE/TIME: Thursday, July 23, 2026 10:15:37 AM FILE: P:\2023\99-Springdale-Liquor_CAD-Survey\dwg\Working\2023\99-UTILITY PLAN.dwg

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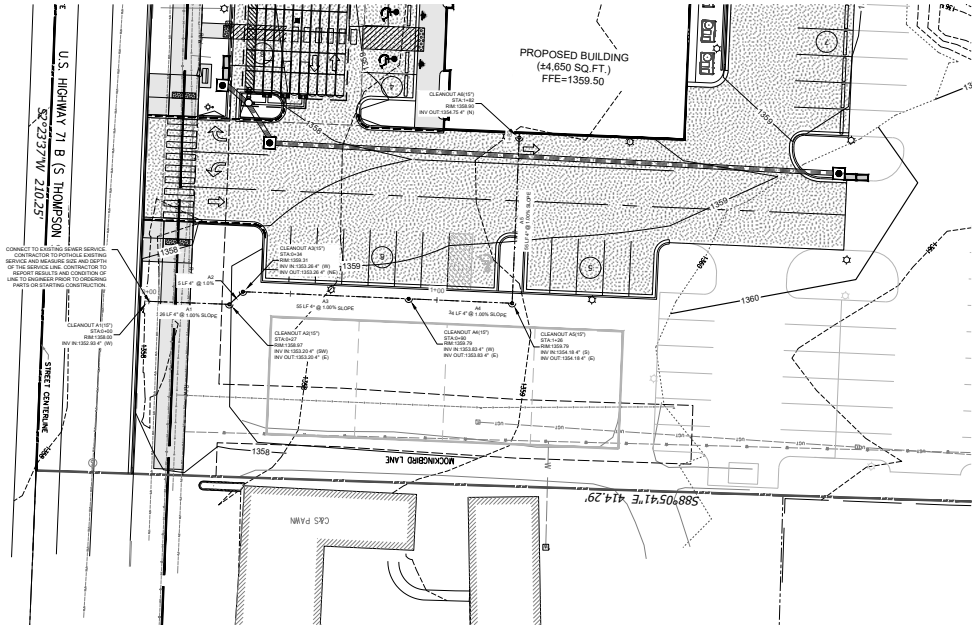

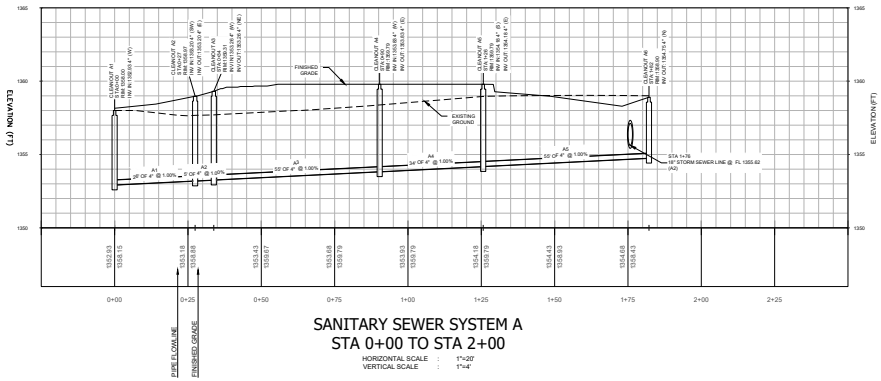

SANITARY SEWER SYSTEM A
STA 0+00 TO STA 2+00

HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'

N

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FEET

LEGEND

EXISTING		PROPOSED
○	IRON PIN/PIPE FOUND	
◎	IRON PIN SET	
⊕	BENCHMARK	
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5. PRIOR TO FINAL ACCEPTANCE, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF SPRINGDALE WATER UTILITIES, THE ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

GENERAL SEWER UTILITY NOTES:

1. ALL SANITARY SEWER LINES SHALL BE ASTM D3034 SDR-26 WITH 24" MINIMUM COVER, UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
3. SANITARY SEWER MANHOLES LOCATED IN GRASS AREAS / NON-PAVED AREAS SHALL BE CONSTRUCTED SO THAT THE RIM OF MANHOLE IS A MINIMUM OF SIX (6) INCHES ABOVE PROPOSED HIGHEST POINT OF CLOSEST GRADE. IN THE EVENT THIS CAN NOT BE ACHIEVED, CONTRACTOR SHALL INSTALL A S.W.U APPROVED WATER TIGHT COVER.
4. CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO THE PROPOSED GRADE IN PAVED AREAS. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND THE PROPOSED STRUCTURE RIM, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
5. CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE-DRILLED WITH THE USE OF A WATERSTOP/CONCRETE MANHOLE ADAPTER) AND NON-SHRINK GROUT.
6. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS.

DAMAGE CAUSED BY CONTRACTOR TO EXISTING UTILITIES SHALL BE AT CONTRACTORS EXPENSE
RELOCATION OF EXISTING UTILITIES SHALL BE AT DEVELOPERS EXPENSE

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LA DAMA AFORTUNADA LSD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SANITARY SEWER PLAN AND PROFILE A
SANITARY SEWER SYSTEM A - STA 0+00 TO STA 2+00

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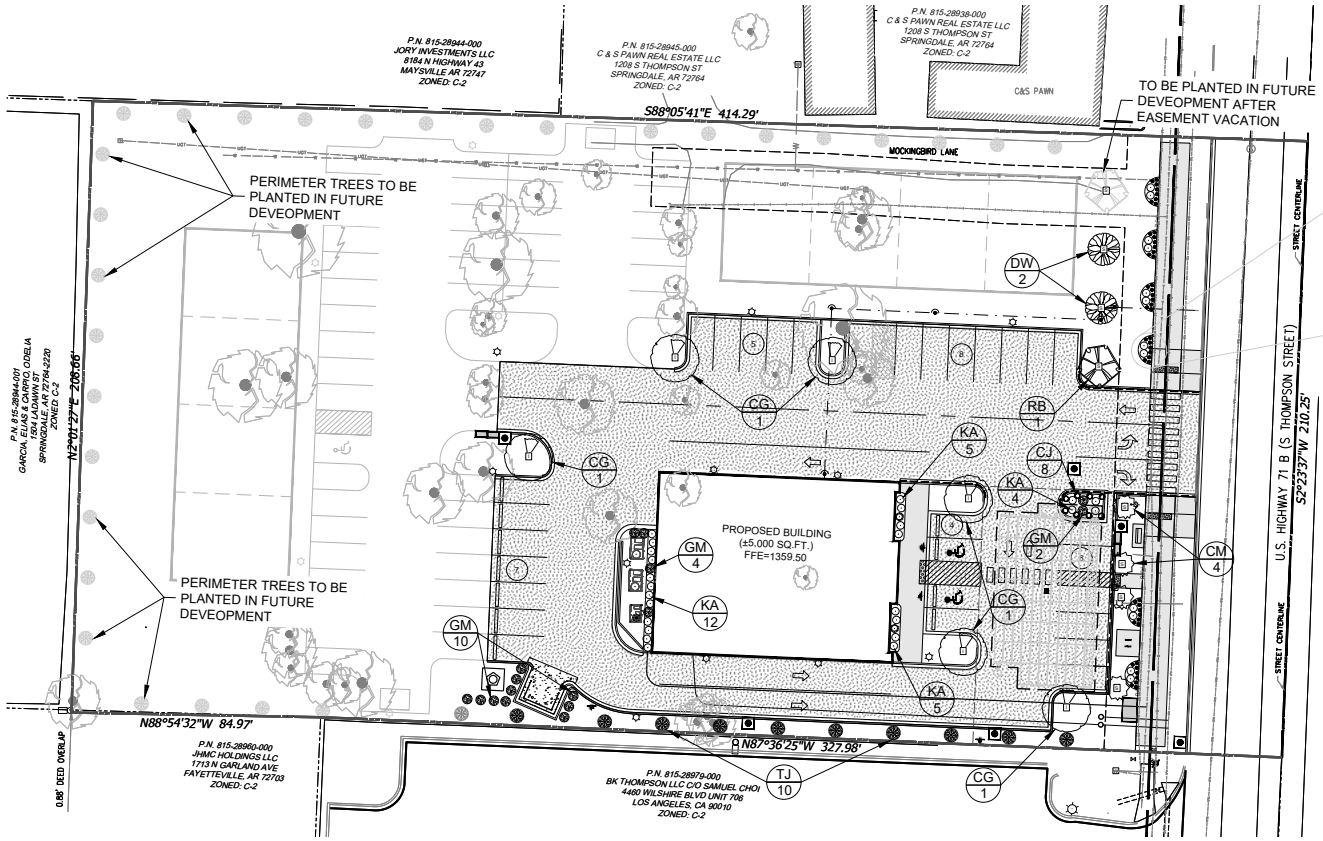
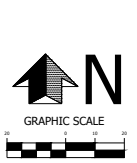
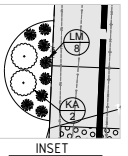
PLOT DATE/TIME: Thursday, July 23, 2026 10:15:42 AM FILE: P:\2023\99-Springdale Liquor LSD-Springdale #6\Drawings\2303199\199 PLAN.dwg





VICINITY MAP
NOT TO SCALE



INSET
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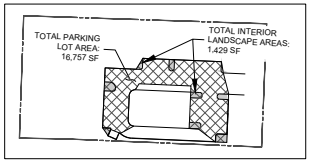


INTERIOR LANDSCAPE OVERVIEW
NOT TO SCALE

GENERAL LANDSCAPE NOTES

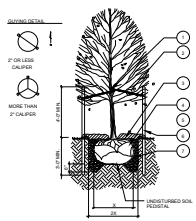
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED (SEE NOTE 14).
4. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLATING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
8. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
9. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
10. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
11. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
12. ALL PLANTING BEDS, NOT ADJACENT TO SIDEWALKS, CURBS OR PAVING AND EXCLUSIVE OF THE DETENTION POND AREA SHALL SHALL RECEIVE 4" STEEL EDGING. COLOR OF STEEL EDGING SHALL BE GREEN AND SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
13. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
14. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
15. ALL DISTURBED AREAS NOT IN PLANTING BEDS ARE TO RECEIVE 4" OF TOP SOIL AND ARE TO BE SODDED. SOD SHALL BE WATERED, AS NECESSARY, UNTIL IT IS ESTABLISHED. ANY SODDED AREAS DISTURBED AFTER SOD IS INSTALLED SHALL HAVE THE SOD REMOVED, THE AREA REGRADED AND THE SOD REPLACED AND WATERED UNTIL IT IS REESTABLISHED. ALL PLANTING BEDS SHALL HAVE ENOUGH EXISTING SOIL REMOVED TO HAVE 6" OF TOP SOIL PLACED IN THEM. SEE GRADING PLAN FOR FINISHED GRADES.
16. TOP SOIL FOR THIS PROJECT SHALL BE NATURAL, FRIABLE, FERTILE FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY WHICH PRODUCES HEAVY GROWTH. TOPSOIL IS TO BE FREE FROM SUBSOIL, OBJECTIONNABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS.
18. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
21. ALL TREES SHALL BE INSTALLED PER DETAIL L01 AND ALL SHRUBS, GRASSES AND PERINNIALS SHALL BE INSTALLED PER DETAIL L02
22. ALL TREES SHALL HAVE A MINIMUM OF 5 FOOT SEPERATION BETWEEN ALL UTILITY MAINS.

DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE.
2	12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNCK
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/3 OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH.
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.



TREE PLANTING DETAIL L01

PERIMETER LANDSCAPING REQUIREMENTS

REQUIRED PERIMETER TREES : 1 TREE PER 25LF = 38 TREES REQ.

PROVIDED : 9 TREES

TO BE PROVIDED IN FUTURE DEVELOPMENT: 30 TREES

STREET TREE/SHRUB REQUIREMENTS

STREET FRONTAGE : ± 210 LF
REQUIRED STREET TREES . 1 TREE PER 25LF = 8 TREES REQ.

REQUIRED STREET SHRUBS : 7 SHRUBS PER 25LF = 59 SHRUBS REQ.

PROVIDED : 8 TREES & 60 SHRUBS

INTERIOR PARKING LOT

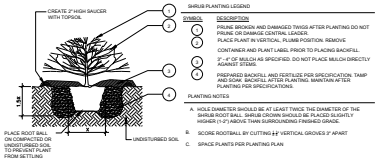
TOTAL AREA OF PARKING LOT AREA = 16,757 SF
REQUIRED INTERIOR PLANTING AREA (8%) = 1,341 SF

PROVIDED INTERIOR PLANTING AREA = 1,429 SF (8.5%)

REQUIRED INTERIOR PARKING TREES: 7 TREES

PROVIDED: 7 TREES

CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM FOR ALL PROPOSED LANDSCAPING.



CONTAINER SHRUB PLANTING DETAIL L02

SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE ON CHANGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
B. SCORE ROOTBALL BY CUTTING 4 VERTICAL GROVES 3" APART
C. SPACE PLANTS PER PLANTING PLAN

PLANT LIST (NOT INCLUDING PLANTS FOR FUTURE DEVELOPMENT)

KEY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	QNTY.
DW	Cornus florida	Flowering Dogwood	B&B	2" CAL.	2
RB	Cercis canadensis	Eastern Redbud	B&B	2" CAL.	1
CG	Ginkgo biloba "Princeton Sentry"	Columnar Ginkgo	B&B	2" CAL.	6
TJ	Juniperus virginiana "Taylor"	Taylor Juniper	B&B	2" CAL.	10
CM	Lagerstroemia indica	Crape Myrtle	Cont	3 gal	4
GM	Spiraea X 'Goldmound'	Goldmound Spiraea	Cont	5 gal	16
KA	Abelia x grandiflora "Kaleidoscope"	Kaleidoscope Abelia	Cont	3 gal	38
CJ	Juniperus horizontalis	Creeping Juniper	Cont	1 gal	8
LM	Liriope muscari	Loriopi	Cont	1 qt	48

LEGEND

EXISTING	PROPOSED
	IRON PIN/PIPE FOUND
	IRON PIN SET
	BENCHMARK
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	DECIDUOUS TREE
	STREET TREE (S)
	INTERIOR PARKING LOT TREE (I)

NO	DATE	BY	CKD	DESCRIPTION

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SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

LANDSCAPE PLAN

DATE:

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DESIGNED	CHECKED
NG	TJA

FOR REVIEW

PROJECT NO.
261038

SHEET
C5.0

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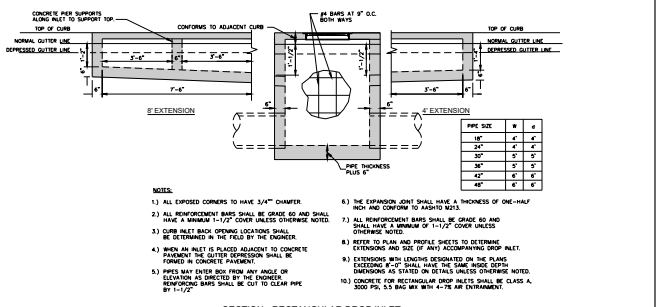
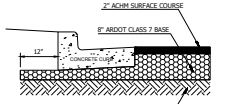
PLOT DATE/TIME: Thursday, July 23, 2026 10:15:29 AM FILE: P:\2026\B-Springdale-Lloyd LSD-Springdale #6\Drawings\261038-LANDSCAPE.dwg



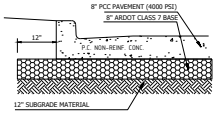
PIPE SIZE	W	d
18"	4'	4'
24"	4'	4'
30"	5'	5'
36"	5'	5'
42"	6'	6'
48"	6'	6'

NOTES:
1.) ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3.) CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4.) WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5.) PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6.) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF ONE-HALF INCH AND CONFORM TO AASHTO M213.
7.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM OF 1-1/2" COVER UNLESS OTHERWISE NOTED.
8.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLET.
9.) EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
10.) CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

SECTION - RECTANGULAR DROP INLET
NOT TO SCALE



STANDARD DUTY ASPHALT PAVING
N.T.S.



HEAVY DUTY CONCRETE PAVING
N.T.S.

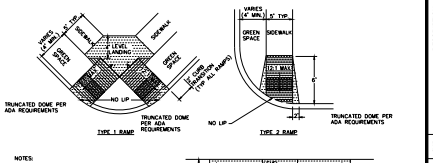
GENERAL PAVING NOTES:

A. THE MOISTURE CONTENT AND DENSITY OF THE TOP 12-INCHES OF THE SUBGRADE SHALL BE EVALUATED AND THE PAVEMENT SUBGRADES BE PROOFROLLED WITHIN TWO DAYS PRIOR TO COMMENCEMENT OF ACTUAL PAVING OPERATIONS. AREAS WHICH DO NOT HAVE A MOISTURE CONTENT SUBSTANTIALLY THAT OF THE OPTIMUM MOISTURE CONTENT, OR INADEQUATE DENSITY, SHALL BE MOISTURE CONDITIONED AND RECOMPACTED. IF A PRECIPITATION EVENT OCCURS AFTER THE EVALUATION OR IF THE SURFACE BECOMES DISTURBED, THE SUBGRADE SHALL BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR PAVING.

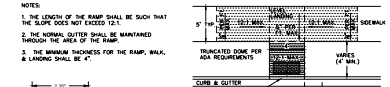
B. ASPHALTIC CONCRETE SURFACE COURSE MIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 404, 407 AND 409 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1,800 POUNDS AND THE SURFACE COURSE SHALL BE COMPACTED TO 97 PERCENT OF THE MIXTURE'S MARSHALL DENSITY (ASTM D 1559).

C. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL CONFORM TO THE REQUIREMENTS IN SECTION 501 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES AND AN ENTRAINED AIR CONTENT OF 5 TO 7 PERCENT.

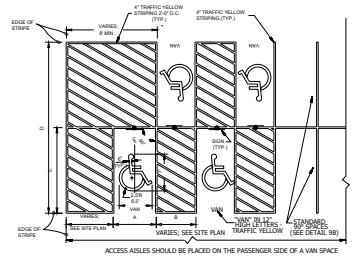
PAVING DETAILS
N.T.S.



NOTES:
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".



WHEELCHAIR RAMP DETAILS
NOT TO SCALE



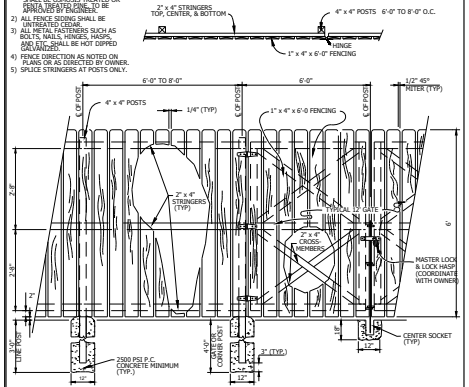
DIMENSION CHART			
A	8'	8'	
B	8'	8'	
C	18'	19'	20'
D	36'	38'	40'

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

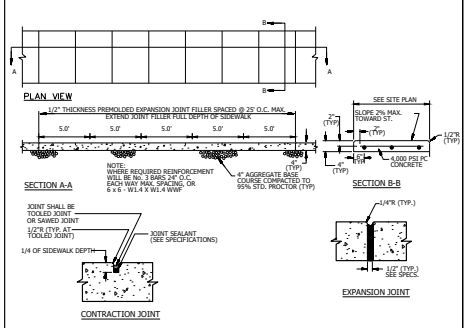
NOTE: ALL DIMENSIONS ARE TO CL OF STRIPE UNLESS OTHERWISE INDICATED

90° VAN ACCESSIBLE STRIPING
N.T.S.

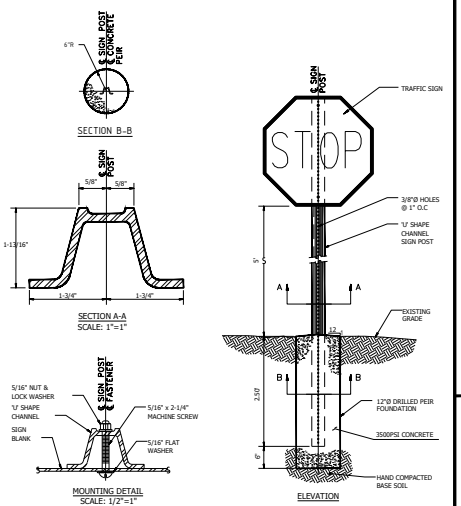
WOOD FENCE NOTES
1) ALL POST AND STRINGERS SHALL BE OSMOSIS TREATED OR PENTA TREATED PINE, TO BE APPROVED BY ENGINEER.
2) ALL FENCE SIDING SHALL BE CEDAR OR REDWOOD.
3) ALL METAL FASTENERS SUCH AS BOLTS, NAILS, HINGES, HASPS, AND ETC. SHALL BE HOT DIPPED GALVANIZED.
4) FENCE DIRECTION AS NOTED ON PLANS OR AS DIRECTED BY OWNER.
5) SPLICE STRINGERS AT POSTS ONLY.



WOOD FENCE
N.T.S.

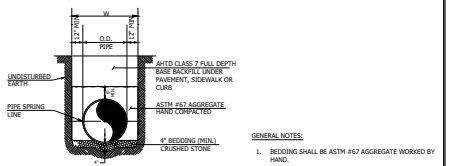


CONCRETE SIDEWALK
N.T.S.

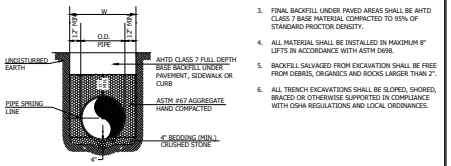


NOTE:
ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

TRAFFIC SIGN POST
N.T.S.



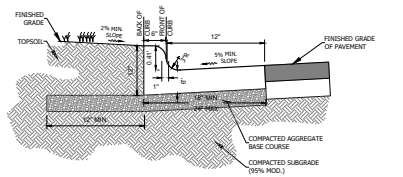
REINFORCED CONCRETE STORM SEWER
N.T.S.



FLEXIBLE PIPE STORM SEWER
N.T.S.

GENERAL NOTES:
1. BEDDING SHALL BE ASTM #67 AGGREGATE WORKED BY HAND.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE ASTM #67 AGREGATE OR AHTD CLASS 7 BASE COMPACTED TO 90% OF STANDARD PROCTOR DENSITY.
3. FINAL BACKFILL UNDER PAVED AREAS SHALL BE AHTD CLASS 7 BASE MATERIAL COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
4. ALL MATERIAL SHALL BE INSTALLED IN MAXIMUM 8" LIFTS IN ACCORDANCE WITH ASTM D698.
5. BACKFILL SALVAGED FROM EXCAVATION SHALL BE FREE FROM DEBRIS, ORGANICS AND ROCKS LARGER THAN 2".
6. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, BRACED OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.

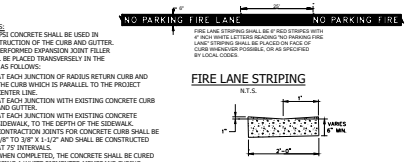
STORM SEWER TRENCH AND BEDDING
N.T.S.



NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB AND GUTTER.
1/2" PERFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1. AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2. AT EACH JUNCTION WITH EXISTING CONCRETE CURB AND GUTTER.
3. AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.
4. CONTRACTION JOINTS FOR CONCRETE CURB SHALL BE 1/8" TO 3/8" X 1-1/2" AND SHALL BE CONSTRUCTED AT 75' INTERVALS.
5. WHEN COMPLETED, THE CONCRETE SHALL BE CURED USING A WHITE PIGMENTED MEMBRANE CURING SOLUTION.

SEE PAVING DETAILS FOR PAVEMENT SECTIONS, SUBBASE, SUBGRADE AND COMPACTION REQUIREMENTS.

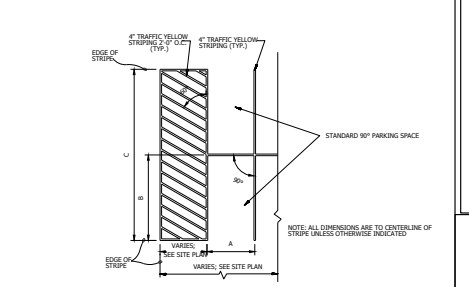
CONCRETE CURB AND GUTTER
N.T.S.



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON FACE OF CURB WHENEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES

FIRE LANE STRIPING
N.T.S.

MODIFIED CURB AND GUTTER
N.T.S.

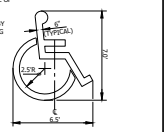


DIMENSION CHART									
A	9'	9.5'	10'	9'	9.5'	10'	9'	9.5'	10'
B	18'	18'	18'	19'	19'	19'	20'	20'	20'
C	36'	36'	36'	38'	38'	38'	40'	40'	40'

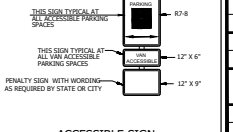
NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

90° PARKING STRIPING
N.T.S.

NOTES:
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



ACCESSIBLE PAVEMENT MARKING
N.T.S.



ACCESSIBLE SIGN
N.T.S.

NO	DATE	BY	CKD	DESCRIPTION

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SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

STANDARD DETAILS

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PROJECT NO.
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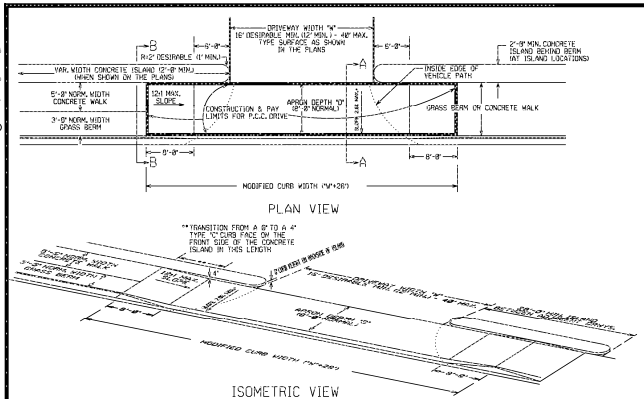
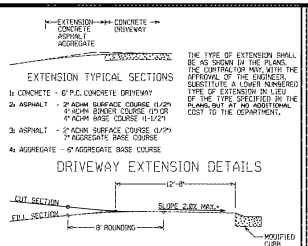


CURBED ISLANDS FOR CHANNELIZATION

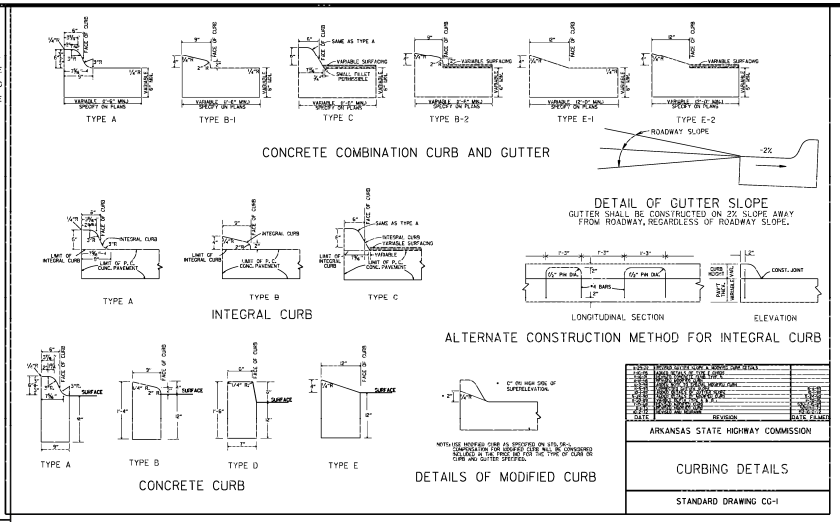
CONCRETE ISLAND NOTES:

1. REFER TO PLANS FOR TYPE OF CURB FACE TO BE USED. NO DIRECT PAYMENT WILL BE MADE FOR THE CURB FACES SHOWN ON THE ISLAND DETAILS. PAYMENT FOR THE CURB FACE WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEM "CONCRETE ISLAND".

2. TRANSVERSE EXPANSION JOINTS, NOT LESS THAN 1/2" WIDE, SHALL BE PLACED AT MINIMUM INTERVAL OF 45'. TRANSVERSE JOINT SHALL BE CONSTRUCTED USING A JOINT FILLER COMPLYING WITH AASHTO M213.



THE TYPE OF EXTENSION SHALL BE AS SHOWN IN THE PLANS, THE CONTRACTOR MAY, WITH THE APPROVAL OF THE ENGINEER, SUBSTITUTE A LOWER NUMBERED TYPE OF EXTENSION IN LIEU OF THE TYPE SPECIFIED IN THE PLANS, BUT AT NO ADDITIONAL COST TO THE DEPARTMENT.



ARKANSAS STATE HIGHWAY COMMISSION

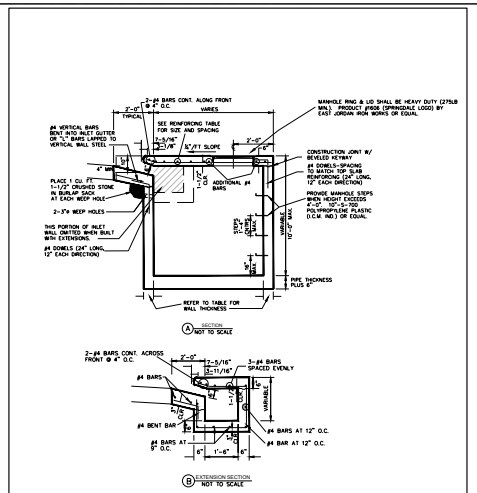
CURBING DETAILS

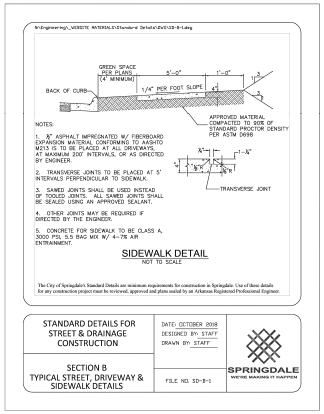
STANDARD DRAWING CC-1

ARKANSAS STATE HIGHWAY COMMISSION

DETAILS OF DRIVEWAYS & ISLANDS

DATE EFFECTIVE	STANDARD DRAWING	DR-1
05-22-2025		



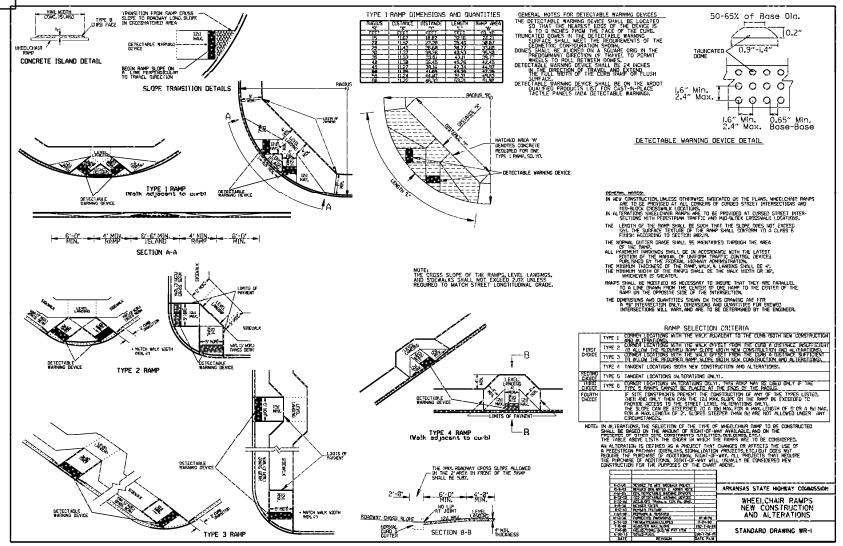


STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2008
DESIGNED BY: STAFF
DRAWN BY: STAFF
FILE NO. SD-B-1

SPRINGDALE
WATER MANAGEMENT DEPARTMENT



TYPE 1 RAMP DIMENSIONS AND QUANTITIES

RADIUS 1 (RADIUS 2)	LENGTH 1 (LENGTH 2)	WIDTH (WIDTH 2)	AREA
2.0'	5.0'	5.0'	20.0
2.0'	5.0'	6.0'	24.0
2.0'	5.0'	7.0'	28.0
2.0'	5.0'	8.0'	32.0
2.0'	5.0'	9.0'	36.0
2.0'	5.0'	10.0'	40.0
2.0'	6.0'	5.0'	24.0
2.0'	6.0'	6.0'	28.8
2.0'	6.0'	7.0'	33.6
2.0'	6.0'	8.0'	38.4
2.0'	6.0'	9.0'	43.2
2.0'	6.0'	10.0'	48.0
2.0'	7.0'	5.0'	28.0
2.0'	7.0'	6.0'	33.6
2.0'	7.0'	7.0'	39.2
2.0'	7.0'	8.0'	44.8
2.0'	7.0'	9.0'	50.4
2.0'	7.0'	10.0'	56.0
2.0'	8.0'	5.0'	32.0
2.0'	8.0'	6.0'	38.4
2.0'	8.0'	7.0'	44.8
2.0'	8.0'	8.0'	51.2
2.0'	8.0'	9.0'	57.6
2.0'	8.0'	10.0'	64.0
2.0'	9.0'	5.0'	36.0
2.0'	9.0'	6.0'	43.2
2.0'	9.0'	7.0'	50.4
2.0'	9.0'	8.0'	57.6
2.0'	9.0'	9.0'	64.8
2.0'	9.0'	10.0'	72.0
2.0'	10.0'	5.0'	40.0
2.0'	10.0'	6.0'	48.0
2.0'	10.0'	7.0'	56.0
2.0'	10.0'	8.0'	64.0
2.0'	10.0'	9.0'	72.0
2.0'	10.0'	10.0'	80.0

RAMP SELECTION CRITERIA

FIRST CHOICE	TYPE 1	
	TYPE 2	
	TYPE 3	
	TYPE 4	
SECOND CHOICE	TYPE C	
THIRD CHOICE	TYPE C	
FOURTH CHOICE		

ARKANSAS STATE HIGHWAY COMMISSION

WHEELCHAIR RAMPS NEW CONSTRUCTION AND ALTERATIONS

STANDARD DRAWING WR-1

NO	DESCRIPTION	DATE	BY	CKD

A4CIVIL
ARKANSAS

LA DAMA AFORTUNADA LSD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

STANDARD DETAILS

DATE:

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7-23-2026	NG
DESIGNED	CHECKED
NG	TJA

FOR REVIEW

PROJECT NO.
261038

SHEET
C6.1

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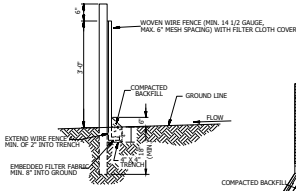
PLOT DATE/TIME: Thursday, July 23, 2026 10:15:43 AM FILE: P:\2023\23-39-Springdale-Liquor_CAD-Springdale - AR\Drawings\2023\23-39 DETAILS.dwg

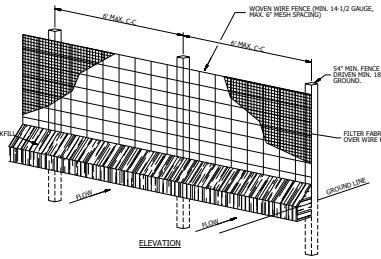
INSTALLATION NOTES

1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE POINTS OF
6. RUNNING WATTLES ENDS SHOULD BE ABUTTED FIRM TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST; DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING - THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES, 1/2" TO 5/8" DIAMETER BY 24" LONG ACCEPTABLE WITH A SAFETY CAP. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WATTLE BARRIER
N.T.S.



CROSS-SECTION

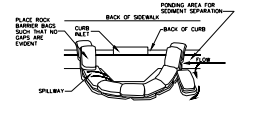


ELEVATION

SILT FENCE NOTES

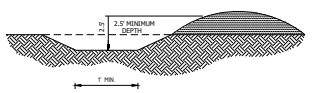
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE
N.T.S.



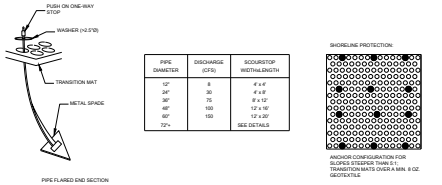
NOTES:
1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2. LEAVE A SPILLWAY OPENING IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO ENSURE A SPILLWAY OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

CURB INLET PROTECTION SETUP
N.T.S.

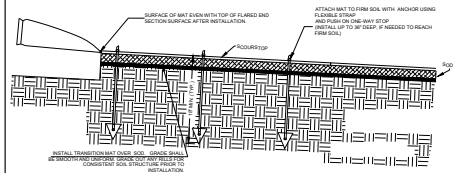


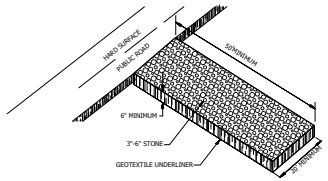
DIVERSION DITCH
N.T.S.

NON-COHESIVE SOILS
SCOURSTOP TRANSITION MAT
INSTALLATION DETAILS



PIPE DIAMETER	DISCHARGE (CFS)	SCOURSTOP WIDTH/LENGTH
12"	8	4' x 4'
24"	30	4' x 8'
36"	75	8' x 12'
48"	160	12' x 16'
60"	150	12' x 20'
72"+		SEE DETAILS





TEMPORARY CONSTRUCTION ENTRANCE
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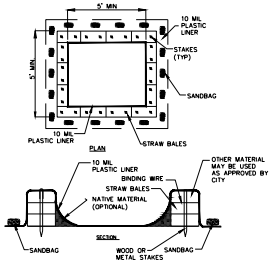
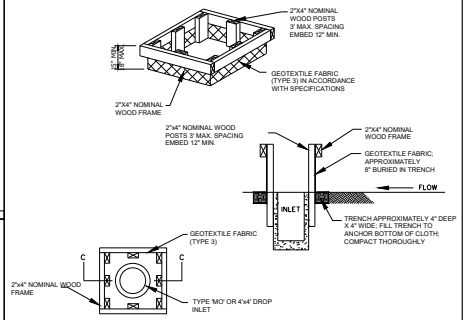


WASHOUT NOTES

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASHOUT
N.T.S.



EXCAVATED INLET PROTECTION
N.T.S.

NO	DATE	BY	CKD	DESCRIPTION

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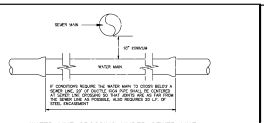

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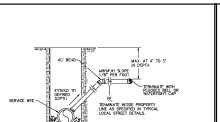

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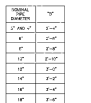

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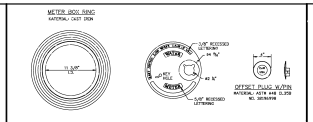

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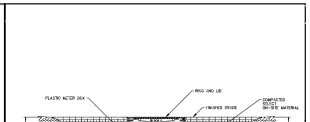

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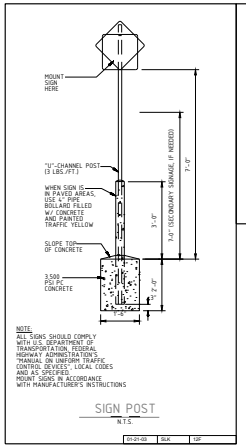

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"ONE-WAY" SIGN
N.T.S.

NO	DATE	BY	CKD	DESCRIPTION

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PROJECT INFORMATION	
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PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteAssist™
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

SPRINGDALE LIQUOR LSD

SPRINGDALE, AR, USA

SC-310 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-310.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 325 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

1. STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 3" (80 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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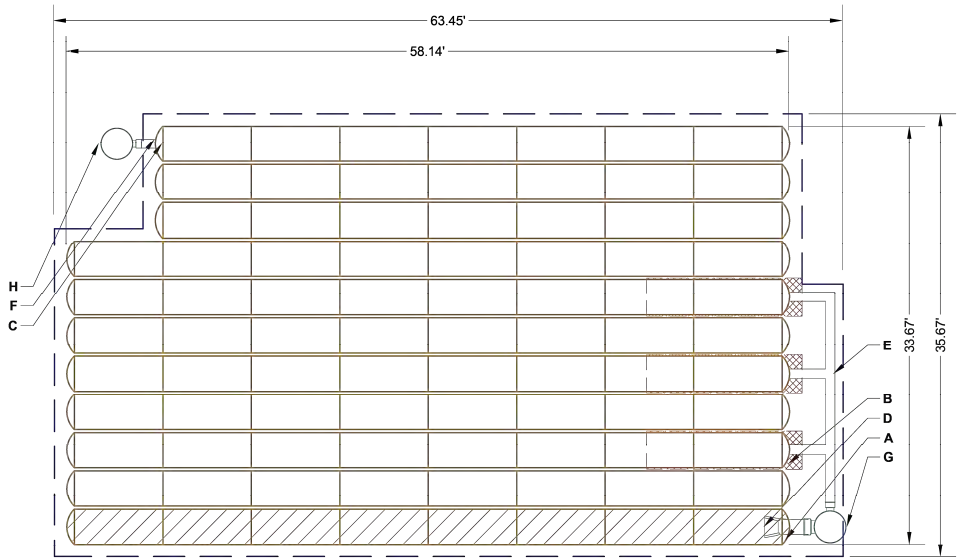
PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
85	STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	9.83
22	STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	3.67
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	3.17
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	3.17
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	3.17
2761	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	2.33
		TOP OF SC-310 CHAMBER:	1.83
		8" x 8" TOP MANIFOLD INVERT:	0.79
		12" ISOLATOR ROW PLUS INVERT:	0.57
2152	SYSTEM AREA (SF)	8" BOTTOM CONNECTION INVERT:	0.55
198.2	SYSTEM PERIMETER (ft)	BOTTOM OF SC-310 CHAMBER:	0.50
		BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	12" BOTTOM PREFABRICATED EZ END CAP, PART#: SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
PRE-CORED END CAP	B	8" TOP PRE-CORED END CAP, PART#: SC310EPE08TPC / TYP OF ALL 8" TOP CONNECTIONS		
PRE-CORED END CAP	C	8" BOTTOM PRE-CORED END CAP, PART#: SC310EPE08BPC / TYP OF ALL 8" BOTTOM CONNECTIONS		
FLAMP	D	INSTALL FLAMP ON 12" ACCESS PIPE / PART#: SC31012RAMP		
MANIFOLD	E	8" x 8" TOP MANIFOLD, MOLDED FITTINGS	3.50"	
PIPE CONNECTION	F	8" BOTTOM CONNECTION	0.60"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	G	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN
NYLOPLAST (OUTLET)	H	30" DIAMETER (DESIGN BY ENGINEER)		0.7 CFS OUT



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

SPRINGDALE LIQUOR LSD
SPRINGDALE, AR, USA
DATE: 06/23/2026
DRAWN: JA
PROJECT #:
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SHEET 2 OF 6

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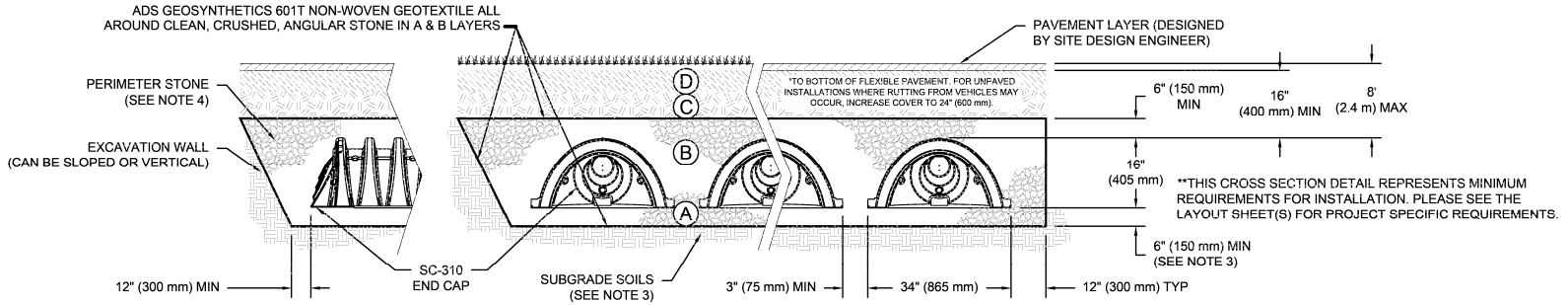
ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (460 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 325 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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SPRINGDALE, AR, USA
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SHEET 3 OF 6

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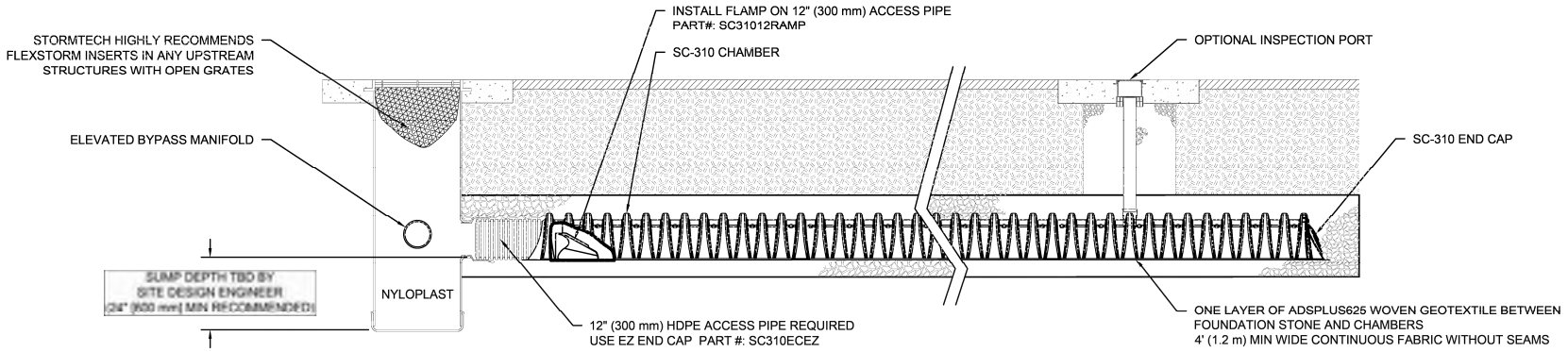

SC-310 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

SPRINGDALE LIQUOR LSD
SPRINGDALE, AR, USA
DATE: 06/23/2026 DRAWN: JA CHECKED: N/A
PROJECT #:

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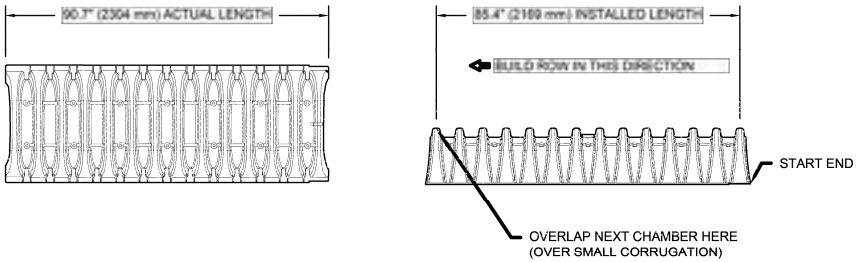
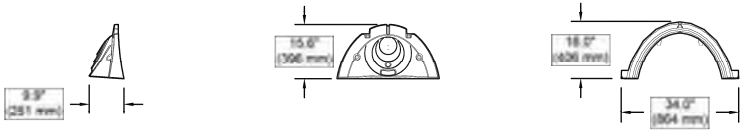
SC-310 TECHNICAL SPECIFICATION

NTS



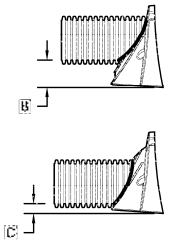


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	29.3 CUBIC FEET	(0.83 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND 3" (75 mm) BETWEEN CHAMBERS

PART #	STUB	B	C
SC310EPE06TPC	6" (150 mm)	5.8" (147 mm)	---
SC310EPE06BPC		---	0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	---
SC310EPE08BPC		---	0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	---
SC310EPE10BPC		---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	---	0.9" (23 mm)



ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

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SPRINGDALE, AR, USA
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SHEET 5 OF 6

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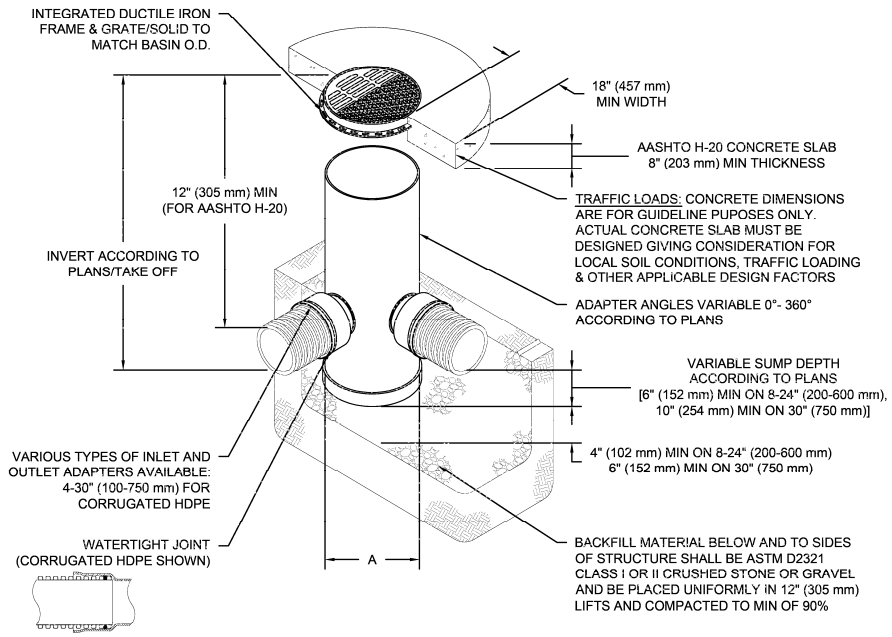
NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

SPRINGDALE LIQUOR LSD

SPRINGDALE, AR, USA

DATE: 06/23/2026 DRAWN: JA CHECKED: N/A

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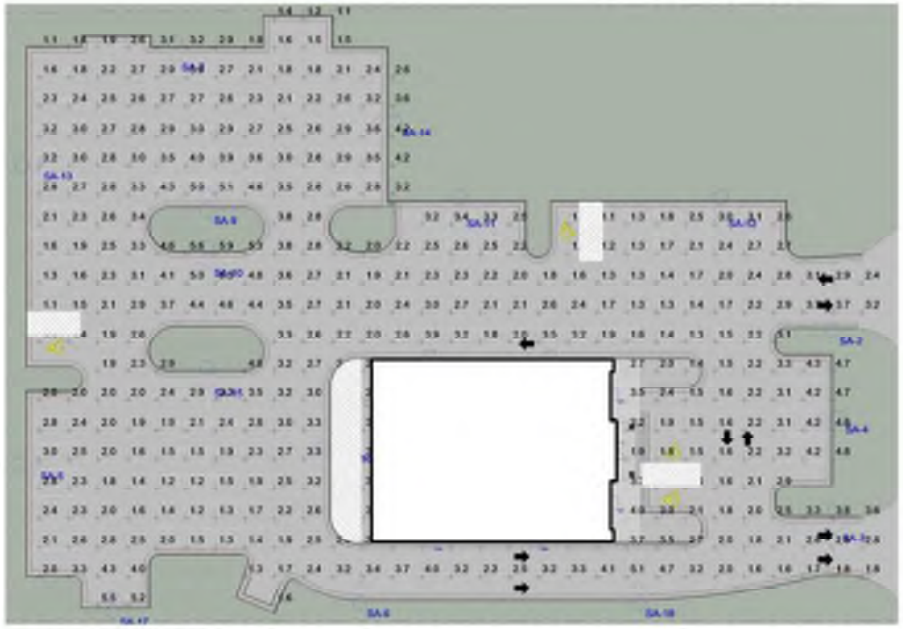
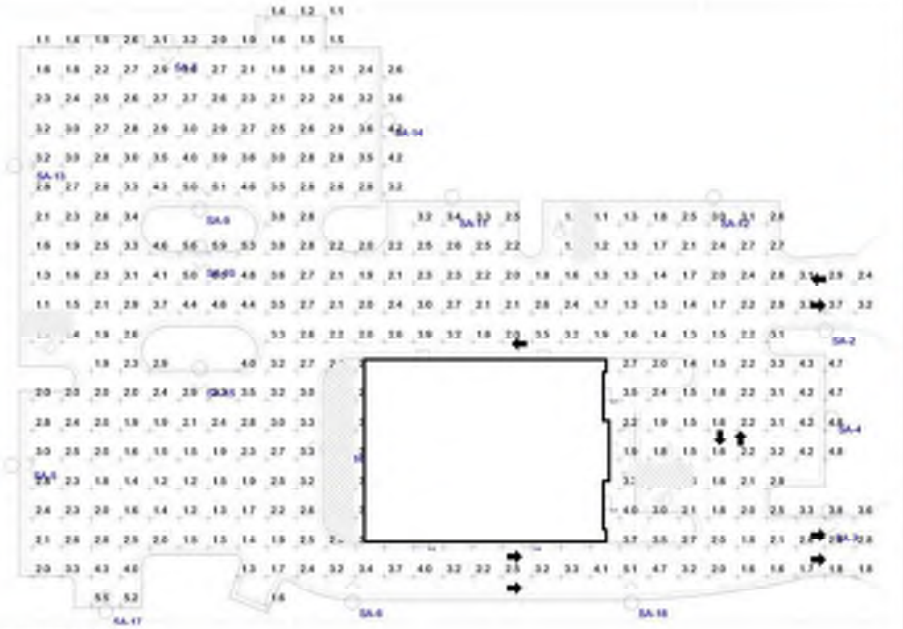
SHEET 6 OF 6



1 : PHOTOMETRIC PLAN ARCHITECTURAL
1" = 20'-0"



2 : PHOTOMETRIC PLAN
1" = 20'-0"

MBL

Miller Newell ENGINEERING

RYAN ENGINEERING

1218 S. THOMPSON ST.

DATE

DESIGNED

MBL JOB NO.
260012A

ISSUE DATE

SHEET CONTENTS
LIGHTING PHOTOMETRIC PLAN

SHEET
E121

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Luminosa LED LIGHTING

GLZ4 CCTS WS Series

LED Area Light with Selectable Power & CCT

Project:	Date
Type:	
Model:	

FEATURES

Construction:
- Rugged one piece, die-cast aluminum housing secures the thermally conductive LED panel and electrical chamber.
- Housing is completely sealed against moisture and environmental contaminants.
- IK08 Rated

Optics:
- Available in IES Type III, IV, V, and 90°x120° distributions.
- CCT Selectable engine, 3000K, 4000K and 5000K (70 CRI) configurations.
- Lumen Packages from 12,201 to 48,000 Lumens replaces up to 1000W Metal Halide.
- Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing.

Electrical:
- 120-277 VAC input voltage
- Standard with 0-10V dimming driver(s)
- THD: ≤10%
- Power Factor: 0.95
- 20kV Surge Protection Standard

Ambient Temperature:
- Ambient operating temperature -40°F to 113°F

Lifespan:
- Estimated 70,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Finish:

Black RAL9011 · Bronze RAL7022 · Silver RAL7035 · White RAL9003

Dip switch for Wattage & CCT Selectable.

ORDER INFORMATION

EXAMPLE: GLZ4-CCTS-WS150-Y-3M-SF-SV

Series	CCT Selectable	Wattage Selectable	Voltage	Optics	Mounting	Finish	Back-light Shield
GLZ4 Area Light	**CCTS** Selectable Color Temperature (3000K / 4000K / 5000K)	**WS150** (150W / 120W / 80W) **WS300** (300W / 240W /180W)	**Y** 120-277V	**3M** **4M** **5M** **TO** Tennis Optics (90°x120°)	**SF** Slip Fitter **DA** Direct Arm **YK** Yoke **TR** Trunnion	**BK**** Black **WH**** White **BZ** Bronze **SV**** Silver	**Blank** Standard **BS**** Back-light Shield

Enter configuration:

** Special Order / Made to order finish

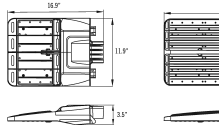
Dimensions and values shown are nominal. Luminosa LED continually works to improve products and reserves the right to make changes which may alter fit, performance or appearance of products.

Luminosa LED LIGHTING

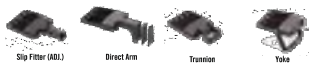
PERFORMANCE DATA

Series No.	GLZ4-WS150W	GLZ4-WS300W
Power		
Lumens		
Efficacy		
Fixture Weight		
EPA		
Dimensions (L x W x H)		
Input		

DIMENSIONS

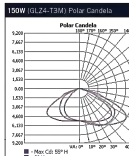


Mounting



Luminosa LED LIGHTING

150W (GLZ4-T3M) Polar Candela



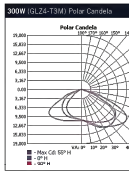
ROADWAY SUMMARY

Distribution:	TYPE III, SHORT
Max Cd, 90 Deg Vert:	54.8
Max Cd, 80 to +90 Deg:	705.2
	Lumens % Lamp
Downward Street Side:	15,119.9 62.9%
Downward House Side:	8,678.6 36.1%
Downward Total:	23,798.5 99.0%
Upward Street Side:	89.0 0.4%
Upward House Side:	154.0 0.6%
Upward Total:	242.9 1%
Total Lumens:	24,041.4 100%

LCS Table

BUG Rating	B3 - U3 - G3	
Forward Light	Lumens	Lumens%
Low(0-30):	2,598.2	10.8%
Medium(30-60):	8,646.3	36.0%
High(60-80):	3,773.5	15.7%
Very High(80-90):	102.0	0.4%
Back Light		
Low(0-30):	2,247.1	9.3%
Medium(30-60):	4,916.1	20.4%
High(60-80):	1,440.9	6%
Very High(80-90):	74.5	0.3%
Uplight		
High(90-100):	18.1	0.1%
Very High(100-180):	224.8	0.9%
Trapped Light:	0.000	0%

300W (GLZ4-T3M) Polar Candela



ROADWAY SUMMARY

Distribution:	TYPE III, SHORT
Max Cd, 90 Deg Vert:	236.0
Max Cd, 80 to +90 Deg:	1,280.2
	Lumens % Lamp
Downward Street Side:	30,913.2 63.1%
Downward House Side:	17,984.4 35.9%
Downward Total:	48,497.6 99%
Upward Street Side:	195.7 0.4%
Upward House Side:	305.0 0.6%
Upward Total:	500.7 1%
Total Lumens:	48,998.3 100%

LCS Table

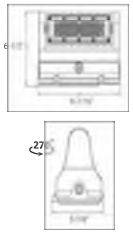
BUG Rating	B5 - U3 - G4	
Forward Light	Lumens	Lumens%
Low(0-30):	5,439.5	11.1%
Medium(30-60):	18,238.0	37.2%
High(60-80):	7,032.3	14.43%
Very High(80-90):	203.4	0.4%
Back Light		
Low(0-30):	4,430.1	9.2%
Medium(30-60):	10,092.8	20.6%
High(60-80):	2,895.5	5.9%
Very High(80-90):	166.1	0.3%
Uplight		
High(90-100):	52.5	0.1%
Very High(100-180):	448.2	0.9%
Trapped Light:	0.000	0%

ORACLE LIGHTING By Elite Lighting

OWP-117-ADJ-LED

LED-Adjustable Wall Pack Series

DIMENSIONS



2000	3340	16 W
3000	3019	20 W
4000	3606	25 W

Based on 4000K, 80+ CRI. Actual wattage may vary +/- 5%

FEATURES

This compact LED wall pack delivers durable and energy-efficient lighting, offering versatile options to tailor performance for various tasks. It effortlessly attaches to buildings, making it perfect for industrial, educational, multi-family, institutional, and government applications. With the appearance of a traditional MH wall pack, it cuts energy consumption by up to 80% and boasts a lifespan of over 50,000 hours.

CCT	3000L/4000L/4000L
Lumens	3K/4K/5K/5K
CRI	80 - Standard
Input Voltage	150 lumens/watt
Dimensions	120-277V
Frequency	50/60Hz
Dimming	DIM10 0-10V
Finish	White, Black, Bronze
Operating Temp	Wet Location (IP65)
Mounting Adjustment	60°
Sensor Options	Without Motion Sensor: -40°C TO 45°C; With Motion Sensor: -30°C TO 45°C
Surge Protection	6kv

Due to the changes of constant improvement in LED technology, all details are subject to change without notice. Consult factory for up to date information. MM2017

ORACLE LIGHTING By Elite Lighting

OWP-117-ADJ-LED

LED-Adjustable Wall Pack Series

APPLICATION

This adjustable LED die-cast aluminum wall pack provides long lasting, energy efficient lighting with a variety of options to customize fixture performance to the required task. Easily mounts to building and is ideal for industrial, educational, multifamily, institutional, and government applications.

DRIVER ELECTRICAL INFORMATION

Powered by high-quality constant-current power LED drivers which are rated for 50 to 60Hz at 120/277V input. Produce less than 20% THD, and have a power factor of .90 to 1.00.

OPTIC

No UV or IR in the beam. Light is soft and uniform, safe to eyes. Stripe glass Diffuser.

MOUNTING

Wall mounted for area light delivering uniform, widespread high output.

COLOR TEMPERATURE

Instructions for Adjusting Color Temperature:

1. Set the DIP switch to 3K to change the lamp's color temperature to 3000K.

2. Set the DIP switch to 4K to adjust the color temperature to 4000K.

3. Set the DIP switch to 5K to change the color temperature of the lamp to 5000K.

Note: Ensure to turn off the power before making any adjustments to the color temperature.*

FEATURES

- Die-cast aluminum
- Lumen output from 2000L/3000L/4000L with efficacy up to 150lm/W
- No UV or IR in the beam.
- Working temperature is: Without Motion Sensor: -40°C TO 45°C; With Motion Sensor: -30°C TO 45°C
- Dimmable 0-10V
- UL/cUL wet location
- DLC Premium

WARRANTY

Five-year warranty for parts and components (labor not included).

LISTING

cULus Listed
Wet Location Listed
For DesignLights Consortium® (DLC) qualified products please visit www.designlights.org

DIMMING & DRIVER INFORMATION

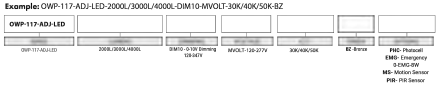
DIM10 - Flicker Free Dimming Standard (DIM10) 1-10V dimming on either MVOLT 120, 277V.

INSTRUCTIONS FOR WATTAGE ADJUSTMENT

Rotate the wattage adjustable knob to the desired wattage gear, and the lamp's power will adjust accordingly to the corresponding wattage.

Note: Ensure to turn off the power before making any wattage adjustments.

Example: OWP-117-ADJ-LED-2000L/3000L/4000L-DIM10-MVOLT-30K/40K/50K-BZ



Due to the changes of constant improvement in LED technology, all details are subject to change without notice. Consult factory for up to date information.

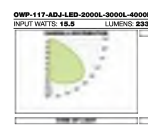
ORACLE LIGHTING By Elite Lighting

OWP-117-ADJ-LED

LED-Adjustable Wall Pack Series

OWP-117-ADJ-LED-2000L-3000L-4000L-DIM10-MVOLT-30K-40K-50K-BZ(2000L) TEST NO.: **EL01122440**

INPUT WATTS: **15.5** LUMENS: **2339** EFFICACY: **151** BEAM ANGLE: **94** SPACING CRITERIA: **1.66**



	0°	90°	0.00°	90.00°
0°	769	769	0	0
10°	650	749	46.00°	0
20°	501	696	66.00°	0
30°	979	614	66.00°	0
40°	1014	507	73.00°	0
50°	665	397	66.00°	0
60°	601	275		
70°	336	169		
80°	76	67		
90°	36	1		

ZONE	LUMENS	% LUMINAIRE
0° - 10°	73	3%
10° - 20°	211	9%
20° - 30°	328	14%
30° - 40°	414	18%
40° - 50°	460	20%
50° - 60°	399	17%
60° - 70°	274	12%
70° - 80°	130	
80° - 90°	38	

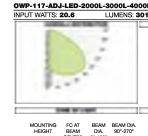
ZONE	LUMENS	LUMENS %	% LUMINAIRE
0° - 30°	284	12%	
0° - 40°	613	26%	
0° - 60°	1035	44%	
0° - 80°	1874	80%	
0° - 90°	2276	97%	
0° - 90°	2316	99%	

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	21.5 fc	12.0 ft	9.9 ft
8.0 ft	12.1 fc	16.0 ft	13.2 ft
10.0 ft	7.7 fc	20.0 ft	16.5 ft
12.0 ft	5.4 fc	24.0 ft	19.8 ft
14.0 ft	3.9 fc	28.0 ft	23.2 ft
16.0 ft	3.0 fc	32.0 ft	26.5 ft
18.0 ft	2.4 fc	36.0 ft	29.8 ft
20.0 ft	1.9 fc	40.0 ft	33.1 ft

pf																					
pc	80%					70%					50%					30%					0%
pw	70%	50%	30%	10%	0%	70%	50%	30%	10%	0%	50%	30%	10%	0%	50%	30%	10%	0%	30%	10%	0%
1	119	119	119	119	119	116	116	116	116	116	111	111	111	111	108	108	108	108	101	101	101
2	99	91	84	76	76	95	89	83	77	77	85	80	75	75	82	77	74	73	75	72	70
3	90	80	72	65	65	86	78	71	65	65	75	69	63	63	72	67	62	61	65	61	59
4	82	71	62	55	55	79	69	61	55	55	66	59	54	54	64	58	53	52	56	52	50
5	76	63	54	47	47	74	62	53	47	47	59	52	46	47	57	51	46	45	50	45	43
6	70	56	48	41	41	69	55	47	41	41	54	46	40	41	51	45	40	40	44	40	37
7	65	51	42	36	36	63	50	42	36	36	49	41	36	36	47	40	35	35	40	35	33
8	60	47	38	32	32	59	46	38	32	32	44	37	32	32	43	36	31	32	36	31	29
9	56	43	34	29	29	55	42	34	29	29	41	34	29	29	40	33	28	29	33	28	26
10	53	39	31	26	26	51	39	31	26	26	38	31	26	26	37	30	26	26	30	25	24

OWP-117-ADJ-LED-2000L-3000L-4000L-DIM10-MVOLT-30K-40K-50K-BZ(3000L) TEST NO.: **EL01122440**

INPUT WATTS: **20.6** LUMENS: **3019** EFFICACY: **147** BEAM ANGLE: **94** SPACING CRITERIA: **1.51**



	0°	90°	0.00°	90.00°
0°	975	975	0	0
10°	1066	953	46.00°	0
20°	1101	885	66.00°	0
30°	1256	781	66.00°	0
40°	1313	647	73.00°	0
50°	1190	494	66.00°	0
60°	834	332		
70°	384	216		
80°	112	84		
90°	49	1		

ZONE	LUMENS	% LUMINAIRE
0° - 10°	93	3%
10° - 20°	268	9%
20° - 30°	419	14%
30° - 40°	527	18%
40° - 50°	573	19%
50° - 60°	514	17%
60° - 70°	362	
70° - 80°	177	
80° - 90°	54	

ZONE	LUMENS	LUMENS %	% LUMINAIRE
0° - 30°	361	12%	
0° - 40°	780	26%	
0° - 60°	1307	43%	
0° - 80°	2366	78%	
0° - 90°	2925	97%	
0° - 90°	2988	99%	

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	27.5 fc	12.0 ft	9.9 ft
8.0 ft	15.5 fc	16.0 ft	13.2 ft
10.0 ft	9.9 fc	20.0 ft	16.5 ft
12.0 ft	6.9 fc	24.0 ft	19.8 ft
14.0 ft	5.0 fc	28.0 ft	23.2 ft
16.0 ft	3.8 fc	32.0 ft	26.5 ft
18.0 ft	3.0 fc	36.0 ft	29.8 ft
20.0 ft	2.4 fc	40.0 ft	33.1 ft

pf																					
pc	80%					70%					50%					30%					0%
pw	70%	50%	30%	10%	0%	70%	50%	30%	10%	0%	50%	30%	10%	0%	50%	30%	10%	0%	30%	10%	0%
1	119	119	119	119	119	116	116	116	116	116	111	111	111	111	108	108	108	108	101	101	101
2	99	91	84	76	76	95	89	83	77	77	85	80	75	75	82	77	74	73	75	72	70
3	90	79	71	65	65	87	78	70	64	64	75	68	63	63	72	66	62	61	64	60	58
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9	56	42	34	28	28	54	42	34	28	28	40	33	28	28	39	33	28	28	32	28	26
10	52	39	31	26	26	51	39	31	26	26	37	30	26	26	36	30	25	26	30	25	23

Due to the changes of constant improvement in LED technology, all details are subject to change without notice. Consult factory for up to date information.

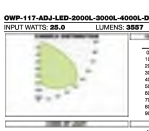
ORACLE LIGHTING By Elite Lighting

OWP-117-ADJ-LED

LED-Adjustable Wall Pack Series

OWP-117-ADJ-LED-2000L-3000L-4000L-DIM10-MVOLT-30K-40K-50K-BZ(4000L) TEST NO.: **EL01122440**

INPUT WATTS: **25.0** LUMENS: **3557** EFFICACY: **142** BEAM ANGLE: **94** SPACING CRITERIA: **1.93**



	0°	90°	0.00°	90.00°
0°	1139	1139	0	0
10°	1271	1130	46.00°	0
20°	1306	1044	66.00°	0
30°	1482	927	66.00°	0
40°	1550	774	73.00°	0
50°	1431	595	66.00°	0
60°	1032	426		
70°	464	264		
80°	143	126		
90°	53	1		

ZONE	LUMENS	% LUMINAIRE
0° - 10°	336	9%
10° - 20°	914	26%
20° - 30°	489	14%
30° - 40°	616	17%
40° - 50°	669	19%
50° - 60°	604	
60° - 70°	430	
70° - 80°	217	
80° - 90°	68	

ZONE	LUMENS	LUMENS %	% LUMINAIRE
0° - 30°	1822	51%	
0° - 40°	2911	82%	
0° - 60°	3481	98%	
0° - 80°	3620	99%	

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	35.3 fc	12.0 ft	9.9 ft
8.0 ft	19.9 fc	16.0 ft	13.2 ft
10.0 ft	12.7 fc	20.0 ft	16.5 ft
12.0 ft	8.8 fc	24.0 ft	19.8 ft
14.0 ft	6.5 fc	28.0 ft	23.2 ft
16.0 ft	5.0 fc	32.0 ft	26.5 ft
18.0 ft	3.9 fc	36.0 ft	29.8 ft
20.0 ft	3.1 fc	40.0 ft	33.1 ft

pf																					
pc	80%					70%					50%					30%					0%
pw	70%	50%	30%	10%	0%	70%	50%	30%	10%	0%	50%	30%	10%	0%	50%	30%	10%	0%	30%	10%	0%
1	119	119	119	119	119	116	116	116	116	116	111	111	111	111	108	108	108	108	101	101	101
2	104	99	96	106	101	97	94	91	93	90	86	89	87	85	83	86	84	82	81	83	80
3	90	83	78	96	88	88	82	77	85	79	75	81	77	73	79	74	71	69	73	70	68
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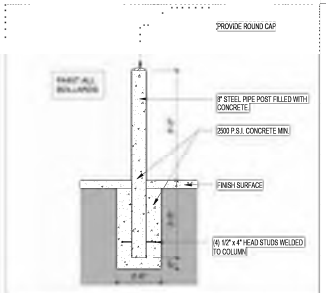
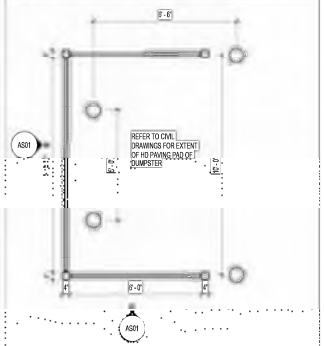
10	43	34	27	55	42	48	40	33	47	39	34	44	38	33	43	37	32	31	39	33	30

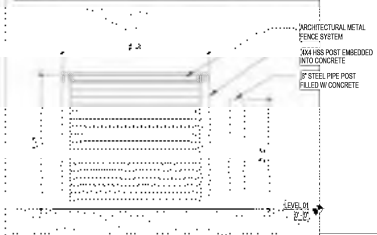
Due to the changes of constant improvement in LED technology, all details are subject to change without notice. Consult factory for up to date information.



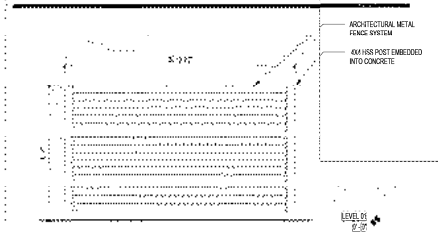
TYP. BOLLARD SECTION 01



ENLARGED PLAN - DUMPSTER ENCLOSURE 02



DUMPSTER ENCLOSURE - SIDE 03



DUMPSTER ENCLOSURE - REAR 04

2307 N. GREEN ACRES RD
FAYETTEVILLE, AR 72703
PH: 479-443-7121
EMAIL: INFO@MBL-ARCH.COM
WWW.MBL-ARCH.COM

MBL

Miller Newell ENGINEERING

RAN ENGINEERING

HIGHWAY 102 LIQUOR
HCB LLLP
2420 WEST CENTER FORK BLVD
FARMINGTON, AR

DATE
REVISION
I.D.

MBL JOB NO.
260012A

ISSUE DATE
06/19/2026

SHEET CONTENTS
ARCHITECTURAL SITE PLAN + DETAILS

SHEET
AS01

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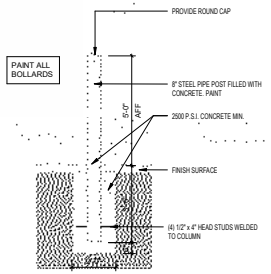
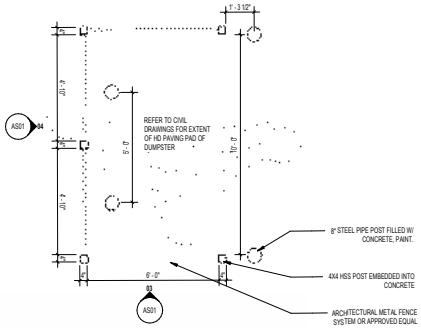
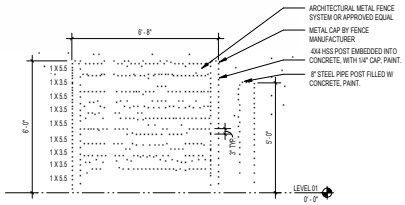


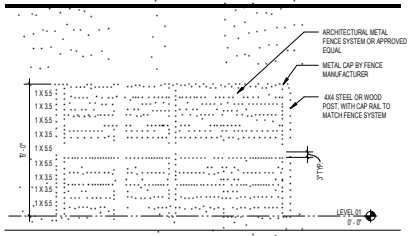
TYP. BOLLARD SECTION 01
SCALE: 3/8" = 1'-0"



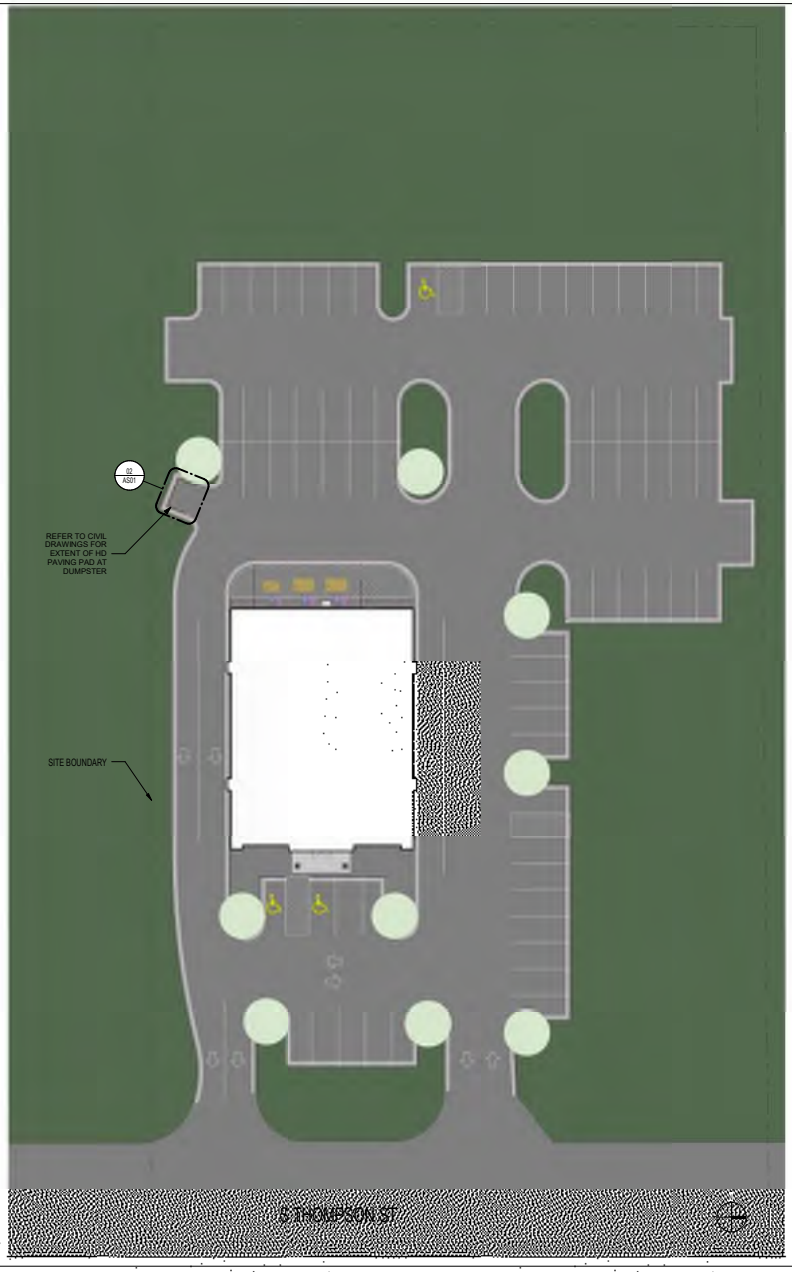
ENLARGED PLAN - DUMPSTER ENCLOSURE 02
SCALE: 3/8" = 1'-0"



DUMPSTER ENCLOSURE - SIDE2 03
SCALE: 3/8" = 1'-0"



DUMPSTER ENCLOSURE - REAR2 04
SCALE: 3/8" = 1'-0"



SITE PLAN 05
SCALE: 1" = 20'-0"

GENERAL SITE PLAN NOTES

1) ARCHITECTURAL SITE PLAN IS GRAPHIC REPRESENTATION IN NATURE. PAVING, GRADING, PLANTINGS AND ALL MISC. SHOWN IN CIVIL DRAWINGS SHALL SUPERCEED THIS PAGE. HOWEVER, DISCREPANCIES SHALL BE BROUGHT THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER.

2) REFER TO CIVIL SHEETS FOR TREE REMOVALS, PLANTING, AND THOSE TO REMAIN.

4) COORDINATE WITH CIVIL DRAWINGS FOR REQUIRED SITE AMENITIES.

5) ARCHITECTURAL SITE PLAN IS GRAPHIC REPRESENTATION IN NATURE. PAVING, GRADING, PLANTINGS AND ALL MISC. SHOWN IN CIVIL DRAWINGS SHALL SUPERCEED THIS PAGE. HOWEVER, DISCREPANCIES SHALL BE BROUGHT THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER.

6) REFER TO CIVIL SHEETS FOR GRADING, PARKING, PAVING, UTILITIES, ETC.

SITE PLAN LEGEND

EXISTING TREES

CONCRETE PAVING

SITE LIGHT. REFER TO ES.01 FOR QUANTITIES AND SPEC INFO

EXTERIOR MATERIALS SCHEDULE

METAL WALL PANEL	MBCI - FW-120 - 22 GA. - LIGHT STONE
METAL ROOF PANEL	BERRIDGE - ZEE LOCK PANEL - TERRA COTTA
METAL AWNING PANEL	BERRIDGE - SPANISH TILE - TERRA COTTA
METAL TRIM	BERRIDGE - TERRA COTTA
BRICK	INTERSTATE BRICK - TERRA COTTA
MORTAR	TBD - REFER TO ARCHITECT AND OWNER FOR SELECTION
ARCHITECTURAL METAL FENCE	LUX NEO LUMBER OR APPROVED EQUAL BY ARCHITECT.

* ALL MATERIAL SELECTIONS TO BE CONFIRMED AND APPROVED BY OWNER.

GENERAL BUILDING NOTES

1) ALL BUILDING ENVELOPE COMPONENTS (MASONRY, METAL PANELS, WINDOWS, ETC.) SHALL BE INSTALLED PER MANUFACTURES INSTRUCTION & DETAILS.

2) COORDINATE WITH PEMB SHOP DRAWINGS FOR CONNECTION OF CANOPIES

NOT FOR CONSTRUCTION

2307 N. GREEN ACRES RD
FAYETTEVILLE, AR 72703
PH: 479-443-7121
EMAIL: INFO@MBL-ARCH.COM
WWW.MBL-ARCH.COM

MBL

Miller Newell ENGINEERING

RYAN ENGINEERING

HCB LLLP
LA DAMA AFOURTUNADA
1218 S. THOMPSON ST.
SPRINGDALE, AR 72764

I.D.	REVISION	DATE

MBL JOB NO.
260012A

ISSUE DATE
07/17/2026

SHEET CONTENTS
ARCHITECTURAL SITE PLAN + DETAILS

SHEET
AS01

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GENERAL BUILDING NOTES

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EXTERIOR MATERIALS SCHEDULE

METAL WALL PANEL	MBCI - FW-120 - 22 GA. - LIGHT STONE
METAL ROOF PANEL	BERRIDGE - ZEE LOCK PANEL - TERRA COTTA
METAL AWNING PANEL	BERRIDGE - SPANISH TILE - TERRA COTTA
METAL TRIM	BERRIDGE - TERRA COTTA
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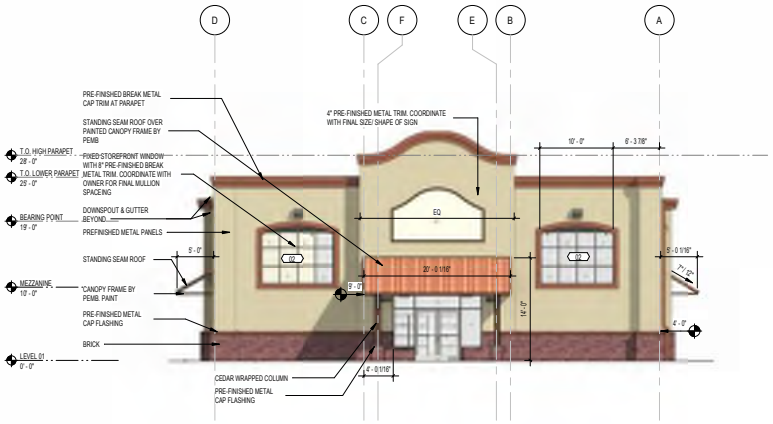
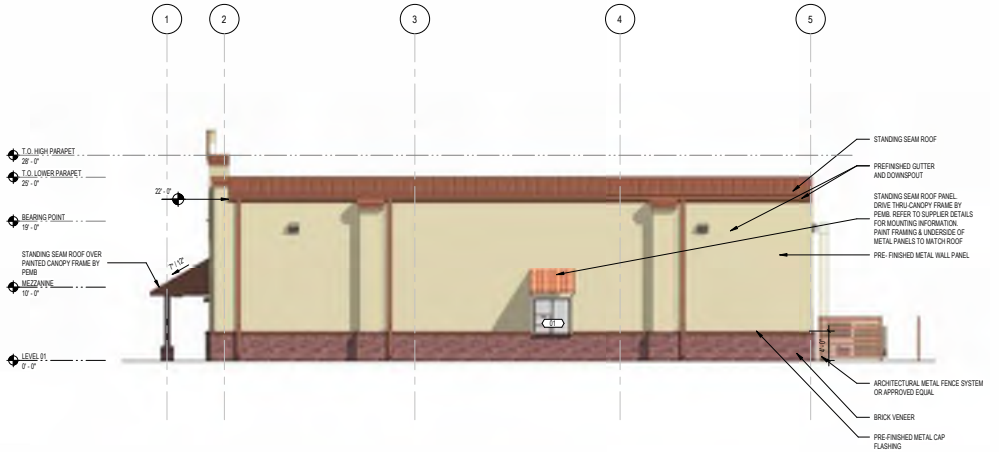


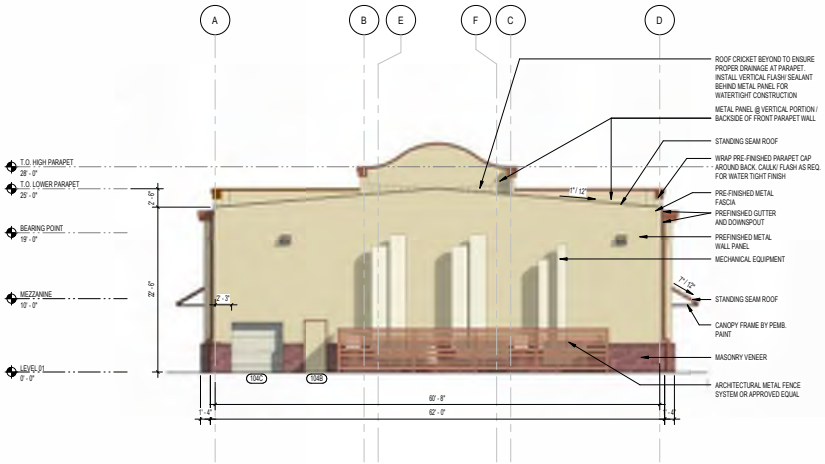
EAST / FRONT ELEVATION
SCALE: 1/8" = 1'-0"

01



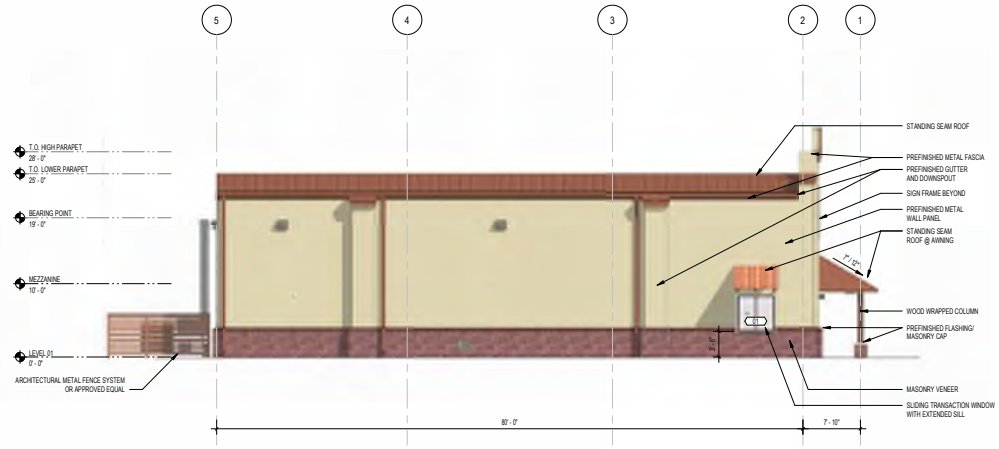
NORTH / SIDE ELEVATION
SCALE: 1/8" = 1'-0"

02



WEST / REAR ELEVATION
SCALE: 1/8" = 1'-0"

03



SOUTH / SIDE ELEVATION
SCALE: 1/8" = 1'-0"

04

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Miller Newell ENGINEERING

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LA DAMA AFOURTUNADA
1218 S. THOMPSON ST.
SPRINGDALE, AR 72764

I.D.	REVISION	DATE

MBL JOB NO.
260012A

ISSUE DATE
07/17/2026

SHEET CONTENTS
EXTERIOR ELEVATIONS

SHEET
A201

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LA DAMA AFORTUNADA - MATERIAL PALETTE

MATERIALS AND COLOR CHART

ROOF PANEL: BERRIDGE ZEE LOCK
TERRA COTTA

AWNING PANEL : BERRIDGE SPANISH TILE
TERRA COTTA

WALL PANEL : MBCI FW-120
EMBOSSED
LIGHT STONE

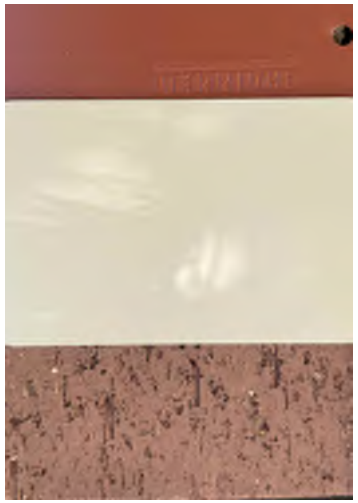
BRICK : INTERSTATE BRICK
PARK ROSE

ROOF PANEL

BRICK

AWNING PANEL

MATERIAL SAMPLES IN DIRECT SUNLIGHT



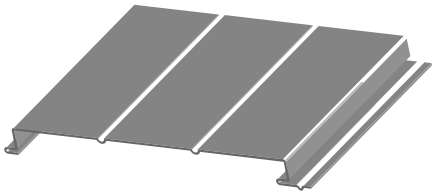
MATERIAL SAMPLES IN SHADE

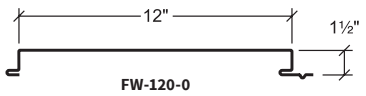
MBCI FW-120 METAL PANEL EMBOSSED WITH SELECTED LIGHT STONE COLOR SAMPLE IN FRONT IN DIRECT SUNLIGHT

CONCEALED FASTENING SYSTEM

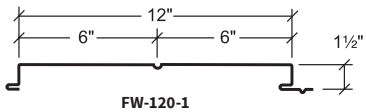
FW-120 PANEL

The FW-120 panel is a concealed fastener wall and liner panel that provides a flat appearance. FW-120 is commonly used for architectural, commercial and industrial markets. The heavy gauge offering provides for large spanning capabilities, particularly in composite wall applications.

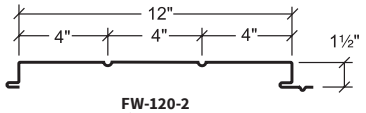




FW-120-0



FW-120-1
with Bead



FW-120-2
with Beads

PRODUCT SPECIFICATIONS

Applications: Wall and Fascia

Coverage Widths: 12"

Panel Attachment: Concealed Fastening System

Gauges: 24 (standard); 22 and 20 (optional)

Finishes: Smooth (standard); Embossed (optional)

Coatings: Signature® 300

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
ENVIRONMENTAL	Air leakage	ASTM E283	Determines the air leakage rates of exterior windows, curtain walls, and doors under specified air pressure differences across the specimen	0.000 cfm/ft² at 6.24 psf static pressure 0.113 cfm/ft² at 20.00 psf static pressure
	Water Penetration	ASTM E331	Determines the resistance of exterior windows, curtain walls, skylights, and doors to water penetration when water is applied under uniform static air pressure difference	No uncontrolled water penetration through the panel joints at a static pressure of 13.24 psf
STRUCTURAL	Negative Wind Loads	ASTM E 1592	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Load Chart Section
	Positive Wind Load	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
WALL LISTINGS	Wall Performance - Florida Approval	ASTM E 1592	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.	See FL# 42378.5
	Wall Performance - Texas Department of Insurance	ASTM E 1592	TWIA provides windstorm and hail insurance in areas exposed to hurricanes and currently provides windstorm and hail coverage in the following 14 “first tier” Texas coastal counties: Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, SanPatricio and Willacy.	See EC-97

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, MBCI reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. Projects should be designed to conform to applicable building codes, regulations and accepted industry practices. To ensure you have the latest information available, please inquire or visit our website at mbci.com.

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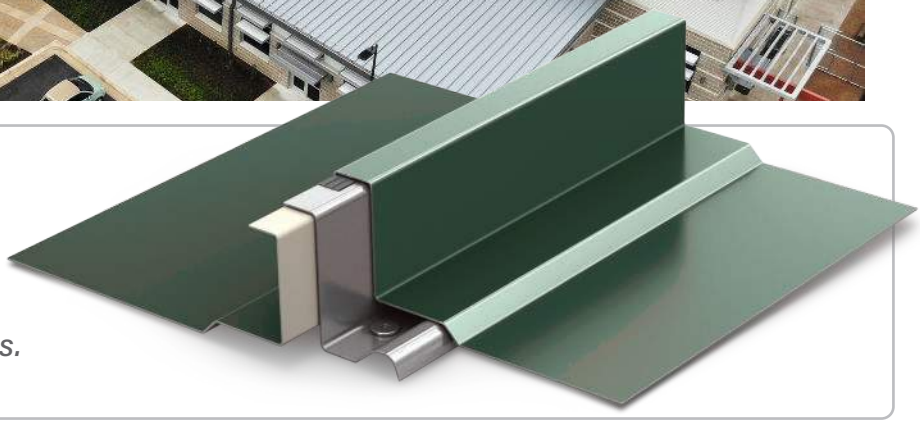
Berridge Zee-Lock Panel

STANDING SEAM SYSTEM

The Berridge Zee-Lock Panel provides architectural appeal with an optional patented vinyl weatherseal making it an optimal choice for a variety of applications.

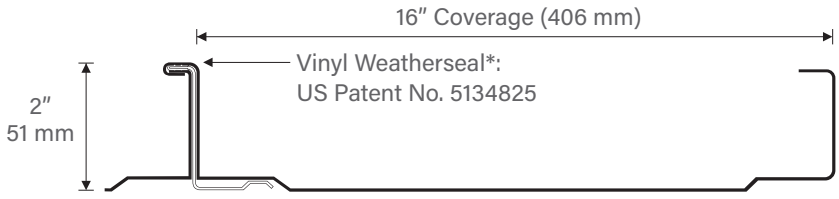


Materials

24 and 22 Gauge Steel
0.032 and 0.040 Aluminum

Specifications

Uses: Roof, Fascia
Coverage: 16"
Finishes: Smooth, optional striations
Fasteners: Concealed
Applications: Open framing, solid sheathing
Seam: 2" standing mechanically seamed sidelap
Optional: Snap-on batten cap, extruded vinyl weatherseal on continuous rib*



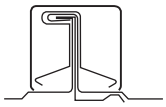
Installation - Standard

- Panel is available from the factory in continuous lengths to a maximum of 40′
- May be site formed in continuous lengths with the Berridge SP-21 Roll Former
- Panel is mechanically seamed in the field using the Berridge Zee-Lock Seamer in a single pass
- Continuous Zee-Rib is recommended for open framing and required for watertightness warranty
- Use Stainless Steel Zee-Lock Clip with Aluminum panels
- Optional extruded vinyl weatherseal is required for open framing*
- Optional Snap-On Batten Cap requires the Zee-Lock Batten Clip

Note: Consult Curved/Tapered Zee-Lock Panel data sheet or www.berridge.com for more information on curving and/or tapering

* Vinyl weatherseal required for watertightness warranty

Pictured Above
Project: Round Rock Utilities and Environmental Services Center
Architect: Jacobs Engineering
General Contractor: Lee Lewis Construction
Installing Contractor: Absolute Contracting, Inc.
Color: Zinc-Cote™



BERRIDGE ZEE-LOCK PANEL TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY		CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	■	Underwriters Laboratories	UL 580/UL 1897	Test method to determine uplift resistance of roof assemblies	See Load Chart on Berridge website
	■	Uplift Resistance	ASTM E-1592	Test method to determine uplift resistance of open framing systems	See Load Chart on Berridge website
FIRE	❑	Room Fire Performance	UL 790	Test methods for fire tests of roof coverings	Class A Rating
	■	Room Fire Performance	UL 263	Fire tests of building construction and materials	Design Numbers: P225, P227, P230, P237, P250, P259, P508, P510, P512, P514, P518, P701, P711, P713, P717, P719, P720, P722, P723, P726, P731, P732, P734, P801, P815, P819, & P824
ENVIRONMENTAL	❑	Impact Resistance	UL 2218	Impact resistance of prepared roof coverings	Class 4 Rating
AIR AND MOISTURE	■	Static Water Penetration	ASTM E-2140	Test method for water penetration of metal roofs by static water pressure head	Pass
	■	Water Penetration	ASTM E-1646 ASTM E-331	Test method for water penetration of metal roofs by uniform static air pressure difference	No Leakage at 15.0 PSF Pressure Differential
	■	Air Leakage	ASTM E-1680 ASTM E-283	Test method for rate of air leakage through exterior metal roofs	Less than 0.9 CFM at 6.24 PSF Pressure Differential
ROOF LISTINGS	■	Florida Product Approval	TAS 125	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL# 14210.3 (24 GA-Purlins) FL# 11159.2 (24 GA-Steel Deck) FL# 11159.3 (22 GA-Steel Deck) FL #37158.1 with Batten Cap (24 GA - Steel Deck)
	■	Underwriters Laboratories	UL 580 Uplift Class 90	Standard for Tests for Uplift Resistance of Roof Assemblies	Construction No. 312 (24 GA - Purlins) Construction No. 335 (24 GA - Steel Deck) Construction No. 403 (24 GA - Plywood)
	■	TDI Listed	UL 580 ASTM E-1592	Texas Department of Insurance Listing for wind capacities	RC-645 (22 GA or 24 GA - Steel Deck)
	■	ICC-ES	UL 580	Capacity report by the International Code Counsel	ESR-3486 (24 GA - Plywood)
	■	CEGS 07416	Structural Standing Seam Metal Roof System	Approval for use on military construction projects	Approved

■ - Steel only ❑ - Steel and Aluminum
For further detail please visit www.berridge.com

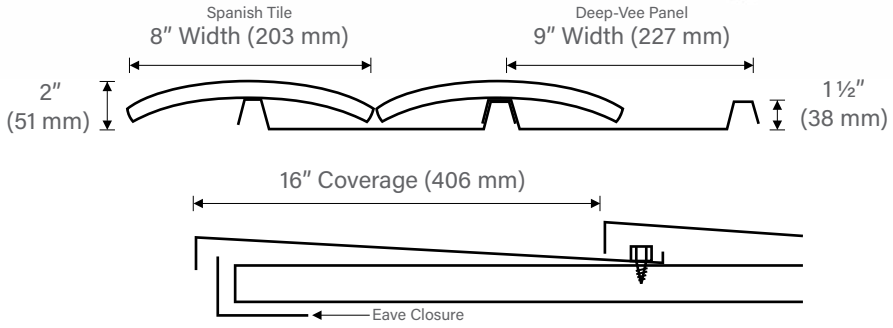
Berridge Spanish Tile

SIMULATED TILE SYSTEM

The Berridge Spanish Tile system is a durable way to achieve a Spanish tile look. This significantly lighter than clay option is applied over the Deep-Vee Panel and provides longer longevity and increased durability over the clay alternative due to the benefits of using high strength steel instead of clay.

Materials
24 Gauge Steel

Specifications
Uses: Roof
Coverage: 8" wide x 16" long
Finishes: Smooth
Fasteners: Concealed
Applications: Open framing, solid sheathing
Tiles: 8" wide and 2" tall
Optional: Custom mixed color palette



Installation
- Individual factory formed tiles are installed on top of Deep-Vee factory formed panels to a maximum of 40′
- Deep-Vee panels may be site formed in continuous lengths with the Berridge SP-14 Roll Former
- 100 tiles per square included. Order individual Spanish Tiles separately for hips, ridges, etc.
- Estimate 180 fasteners per square (80 Deep-Vee, 100 for tiles)
- Use Flat Ridge/Hip Cap Flashing at ridges and hips alone or as sub-flashing to mount individual Spanish Tiles along 1″ leg
- Use one eave closure at 9″ O.C. along bottom row of tiles to close off ends of tiles at eaves and valleys*
- Use Zee-Flashing as mechanical weather closure at ridges, hips, etc. Field cut to fit between seams*
- Use standard channel at end walls and flashed areas*
- Use special channel at gable ends and areas where color will show on all sides*

* Trim drawings with dimensions and finish side required for all trim pieces

Pictured Above
Project: ASU Richardson Hall
Architect: OZ Architecture
General Contractor: G. H. Phipps Construction
Installing Contractor: Central States Roofing Company, Inc.
Color: Terra-Cotta
US Green Building Council LEED® Silver Award Winner

Pictured Right
Color: Custom mixed palette

BERRIDGE SPANISH TILE TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY		CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	■	Underwriters Laboratories	UL 580/UL 1897	Test method to determine uplift resistance of roof assemblies	See Load Chart on Berridge website
FIRE	■	Room Fire Performance	UL 790	Test methods for fire tests of roof coverings	Class A Rating
ENVIRONMENTAL	■	Impact Resistance	UL 2218	Impact resistance of prepared roof coverings	Class 4 Rating
ROOF LISTINGS	■	Florida Product Approval	TAS 125	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL# 11422.6 (24 GA-Wood Deck)
	■	TDI Listed	UL 580 ASTM E-1592	Texas Department of Insurance Listing for wind capacities	RC-229 (24 GA-Plywood)

■ - Steel only ❑ - Steel and Aluminum

For further details please visit www.berridge.com

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Jason Appel, P.E. - A4Civil	Name: BRYAN WEINZIMER, 1218 S. THOMPSON ST TRUST
E-mail:	E-mail:
Address: 797 N. Salem Rd., Ste 140 Fayetteville, AR	Address: 11 PLEASANT VALLEY DR LITTLE ROCK AR 72212-3434
Phone: 479-841-5397	Phone: 501-422-8985
Site/ Location: 1210 S. Thompson Street	Current Zoning: C-5
Assessor's Parcel Number(s): 815-28936-000	Rezone Required: N/A
	Total Acreage: 2.0 Acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☒ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☒ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 7/14/2026 Project Number: B26-85

Date Accepted as Complete: 7/24/2026 Receipt Number: 6352

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

This variance request is for 2 landscaping modifications. 1) Perimeter Landscaping: The perimeter landscaping will be complete in 2 phases. The required perimeter landscaping will be complete with the current phase, but the variance request is to allow the future phases to install the landscaping when that project occurs. 2) Foundation Landscaping: Foundation landscaping has been provided in the location feasible on the front and rear of the proposed building, the variance request is to remove the foundation landscaping on the sides of the building where there are drive-thru's being proposed.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

The perimeter landscaping would be impacted by the future development and would likely need to be replaced after the future improvements. This project is a drive-thru liquor store and foundation landscaping cannot be provided on the north and south side due to the drive-thru business.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

The approval of the variance will allow the this project to operate two drive-thru lanes for the liquor store business.

Record Property Owner(s): BRYAN WEINZIMER, 1218 S. THOMPSON ST TRUST

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Jason Appel, P.E. - A4Civil, PLLC

Signature: _____ Date: 7/15/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Realty Title & Closing Services LLC

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 26-94958W

Subject Property:
Current Owner: NWA LC Holdings LLC
Parcel Number: 815-28936-000
Property Address: 1210, 1214, 1216, and 1218 S Thompson St
Mailing Address: 117 Lu Juan Pt, Hot Springs National Park, AR 71913-8891

Adjoining Property Owners:
Current Owner: BK Thompson LLC
Parcel Number: 815-28979-000
Property Address: 1300 S Thompson St
Mailing Address: 4460 Wilshire Blvd Unit 706, Los Angeles, CA 90010

Current Owner: JHMC Holdings LLC
Parcel Number: 815-28960-000
Property Address: 1405 Ingram St
Mailing Address: 1713 N Garland Ave, Fayetteville, AR 72703-2184

Current Owner: C & S Pawn Real Estate LLC
Parcel Number: 815-28945-000
Property Address: 1208 Mockingbird Ln
Mailing Address: 1208 S Thompson St, Springdale, AR 72764-6371

Current Owner: Elias Garcia and Odelia Carpio Flores
Parcel Number: 815-28944-001
Property Address: Ingram St
Mailing Address: 1504 Ladawn St, Springdale, AR 72764-2220

Current Owner: Jory Investments LLC
Parcel Number: 815-28944-000
Property Address: 1257 Ingram St
Mailing Address: 8184 N Highway 43, Maysville, AR 72747-8833

Current Owner: C & S Pawn Real Estate LLC
Parcel Number: 815-28938-000
Property Address: 1208 S Thompson St
Mailing Address: 1208 S Thompson St, Springdale, AR 72764-6371

Current Owner: Ruff Properties LLC
Parcel Number: 815-20895-000
Property Address: 1221 S Thompson St
Mailing Address: 1221 S Thompson St, Springdale, AR 72764

Current Owner: 3 States LLC
Parcel Number: 815-20894-000
Property Address: 1231 S Thompson St
Mailing Address: 1231 S Thompson St, Springdale, AR 72762

Current Owner: Springdale Enterprises LLC
Parcel Number: 815-20893-000
Property Address: 1219 S Thompson St
Mailing Address: 1219 S Thompson St, Springdale, AR 72764

This list is compiled mainly from the Washington County Assessor's Office and is further certified through June 25, 2026.

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset
Springdale, AR 72762
479-582-9383 fax 479-582-2925

Anissa Maria Ellison

By: _____
Authorized Signatory
Anissa Maria Ellison
Title Agent License No.: 20607452

479-841-5397

797 N. Salem Rd. Ste 140
Fayetteville, AR 72704

A4CIVIL

July 28, 2026

Ms. Jenny Neel
Planning Department
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: Waiver Request
LA DAMA AFORTUNADA LSD
L26-15 (A4Civil Project 261038)

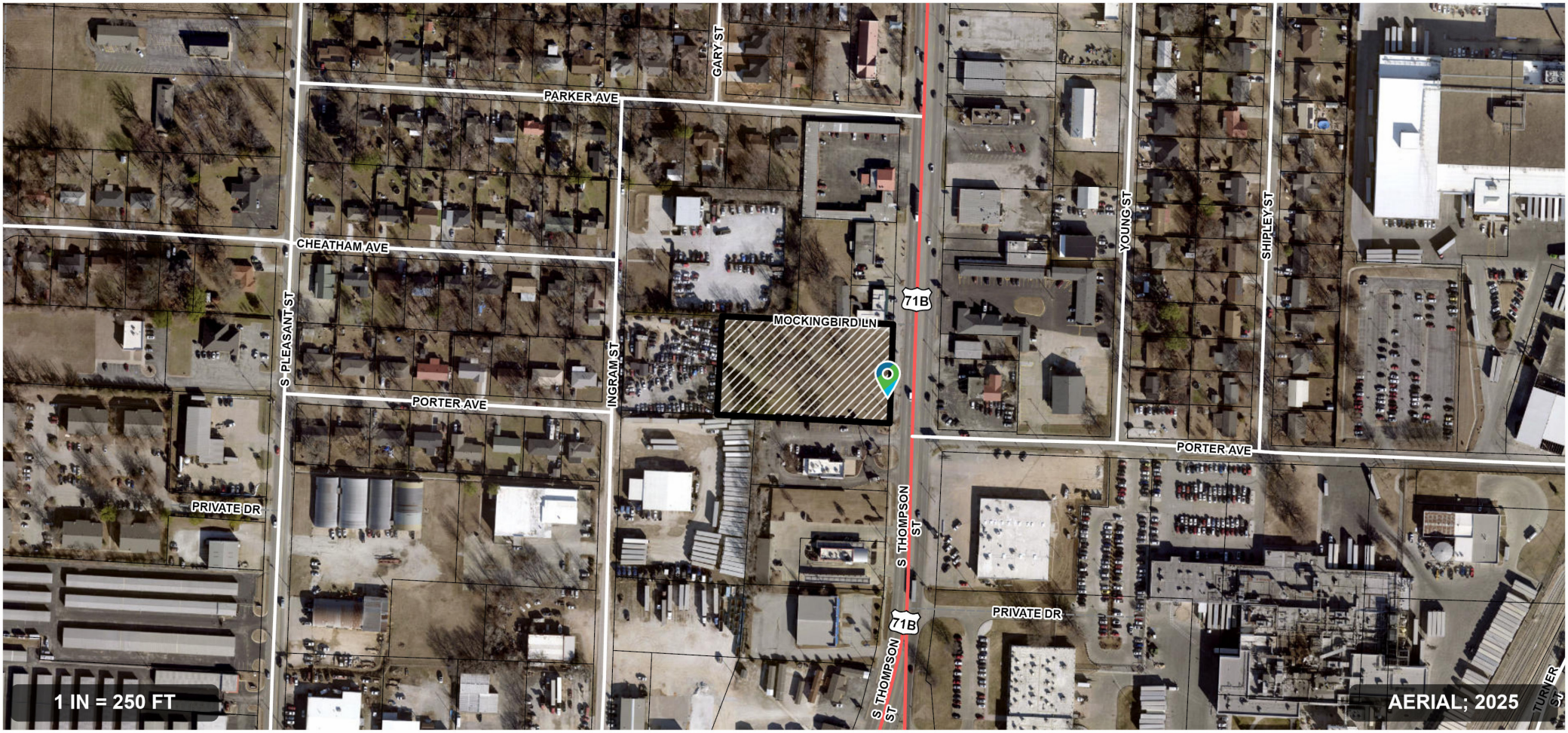
Ms. Neel:

On behalf of our client, A4Civil would like to request a 3 ft waiver of the required 10 ft landscape buffer between the curb and trail for an Arterial Street Section per the Master Street Plan. We are dedicating the required 50 ft of right-of-way per MSP. The existing street (Highway 71B) is wider than the MSP section by +/- 3 ft., therefore we placed the 10 ft trail/sidewalk at the back of the right-of-way leaving +/- 7 ft for the landscape buffer.

Please let me know if you have any questions.

Sincerely,

Jason Appel P.E.
Principal / CEO



PROJECT AREA

PUBLIC NOTICE

L26-15: La Dama Afortunada

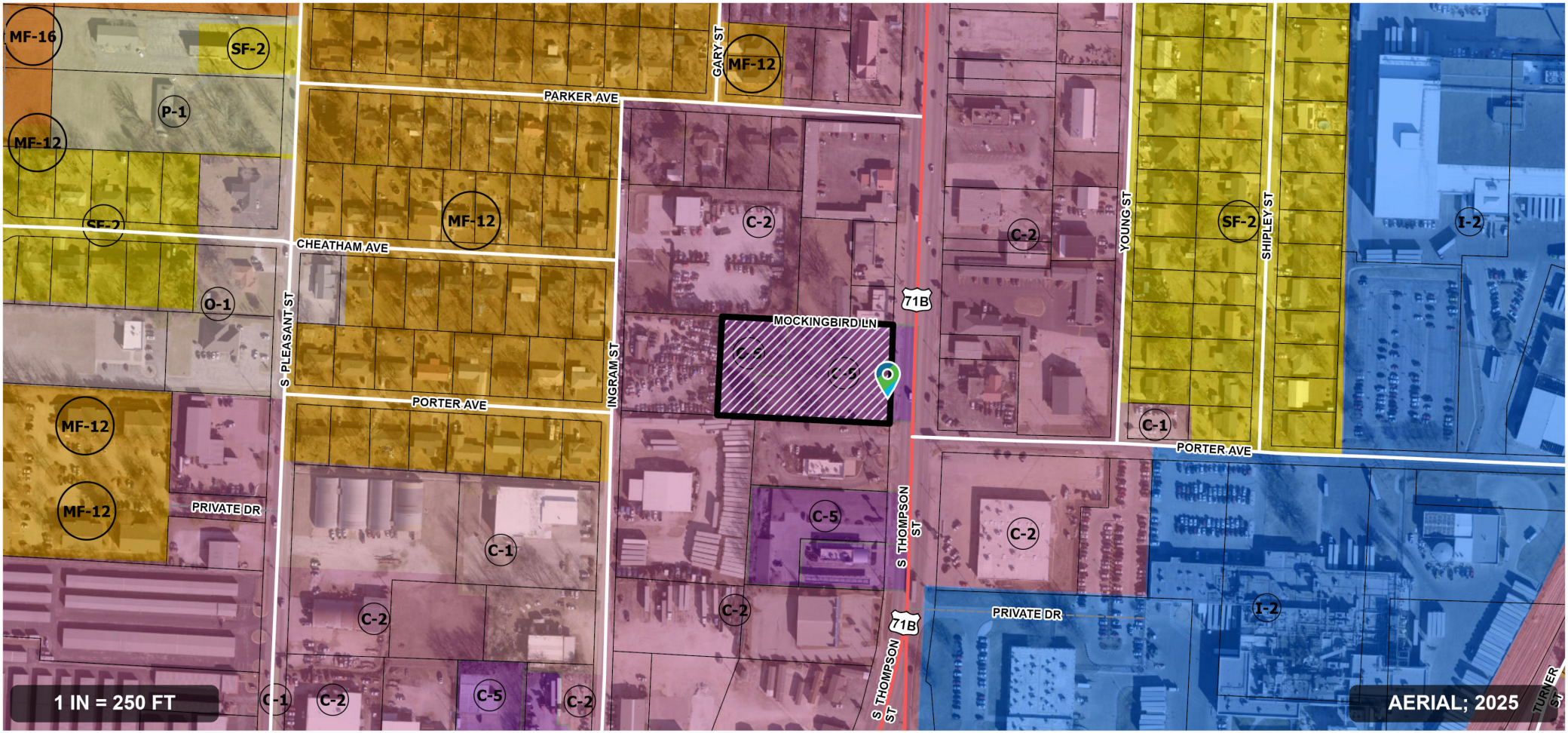
1210 S. Thompson Street

L26-15: Large Scale Development

B26-85: Variance from Commercial Design Standards

W26-37: Waiver of Street Improvements on S. Thompson Street

N



PROJECT AREA

PUBLIC NOTICE

L26-15: La Dama Afortunada

1210 S. Thompson Street

L26-15: Large Scale Development

B26-85: Variance from Commercial Design Standards

W26-37: Waiver of Street Improvements on S. Thompson Street

N

TABLED PER STAFF

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Ronald Katjang	Name:
E-mail	E-mail:
Address: 305 Mountainview Ave	Address:
Phone: 479-320-0964	Phone:
Site/ Location: side of driveway	Current Zoning:
Assessor's Parcel Number(s): 815-20918-000	Rezone Required:
	Total Acreage:

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 06/29/2026 Project Number: FB26-12

Date Accepted as Complete: Receipt Number: 5567

TABLED PER STAFF

FB26-12

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☑ Representative ☐

Describe your variance request:

Put gravel on side of driveway for more parking instead of parking in the grass.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

We have a single car driveway. We have been parking in the grass. ~~This~~ Putting gravel down would look better and add parking for our cars

Record Property Owner(s): Ronald Katjang + Rosalie Laluj

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Ronald Katjang

Signature: Ronald Katjang Date: 6/25/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

TABLED PER STAFF

List of Adjacent Property Owners for FB26-12 Ronald Katjang & Rosalie Luluj
305 Mountain View Avenue (Parcel 815-20918-000)

1) **PEREZ-MENDEZ, ENRIQUE & PEREZ-CESPEDES, MARIA**
   307 MOUNTAIN VIEW AVE
   SPRINGDALE, AR 72764-5520

2) **MAPLE & MOUNTAIN INVESTMENTS GP LLC**
   PO BOX 748
   SPRINGDALE, AR 72765-0748

3) **MARTINEZ, J CARMEN MARTINEZ & ALDACO, SAN JUANA**
   306 MOUNTAIN VIEW AVE
   SPRINGDALE, AR 72764

4) **ROBERTS, BOBBY RAY**
   303 MOUNTAIN VIEW AVE
   SPRINGDALE, AR 72764

5) **AKG INVESTMENTS LLC**
   PO BOX 2531
   ROGERS, AR 72757-2531

6) **TORRES-RIVERA, ROSA MARIA; MORALES, RAFAEL**
   605 CRUTCHER ST
   SPRINGDALE, AR 72764-5510

7) **MCDONALD FAMILY TRUST**
   407 HARVE ST
   SPRINGDALE, AR 72762-5009

8) **POLANCO, RAFAEL ALONSO**
   306 CAUDLE AVE
   SPRINGDALE, AR 72764

TABLED PER STAFF

PROJECT AREA

PUBLIC NOTICE

FB26-12: Ronald Katjang & Rosalie Luluj

305 Mountain View Avenue

FB26-12: Deviation from Paving Requirements

N

TABLED PER STAFF

PROJECT AREA

PUBLIC NOTICE

FB26-12: Ronald Katjang & Rosalie Luluj

305 Mountain View Avenue

FB26-12: Deviation from Paving Requirements

N

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 05/20/2026 Permit No.: 260168

Applicant / Owner

Applicant Name:	Top Hat Chimney and Roofing, Inc	Owner Name:	James Kyle Bloodworth
Address:	381 N 40th St	Address:	3405 Diana St
City, State, Zip:	Springdale, AR 72762	City, State, Zip:	Springdale, AR 72764
Phone:	479-751-0432	Phone:	501-472-3160
Email:	[redacted]	Email:	[redacted]
Contact:	Applicant		

Project

Project Location:	3405 Diana St, Springdale, AR 72764	Multiple Buildings:	☐
Parcel Numbers:	815-21462-000	Outdoor Storage:	☐
Current Zone:	N/A	Facades/Exterior:	☐
Rezone Required:	N/A	Detail Features:	☐
Total Acreage:	N/A	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☑	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: Carport

Difficulty/Hardship: Carport is being attached to side of house

Variance Effect: Be able to park cars in carport

Harmony:

I do hereby certify that the information contained herein is true and correct.

Matthew Gabbard, Project Manager — Name

05/20/2026 — Date

B26-60

List of Adjacent Property Owners for Parcel 815-21462-000

Parcel 815-21465-000:

Owner
HERRELL, JORDAN & MEG

Mailing Address
3404 DIANA ST SPRINGDALE AR 72764

Parcel 815-21464-000

Owner
GILMER, EDWINA J & JOSEPH HARREL

Mailing Address
3402 DIANA ST SPRINGDALE AR 72764-7003

Parcel 815-21453-000

Owner
ALFARO, RODRIGO ALVAREZ & DE ALVAREZ, BLANCA VERDE

Mailing Address
307 W EDMONDSON AVE SPRINGDALE AR 72764

Parcel 815-21454-000

Owner
LIVINGSTON, CARL E

Mailing Address
305 W EDMONDSON AVE SPRINGDALE AR 72764

Parcel 815-21455-000

Owner
ELLIOTT, KYLE P & ME JUNG

Mailing Address
1470 LEXINGTON CIR SPRINGDALE AR 72762

Parcel 815-21457-000

Owner
WALKER, PAM S

Mailing Address
3404 PEGGY ST SPRINGDALE AR 72764

Parcel 815-21459-000

Owner
ERICKSON, MITCHELL & JULIE REVOCABLE TRUST

Mailing Address
300 W OAKLAWN DR SPRINGDALE AR 72764

Parcel 815-21460-000

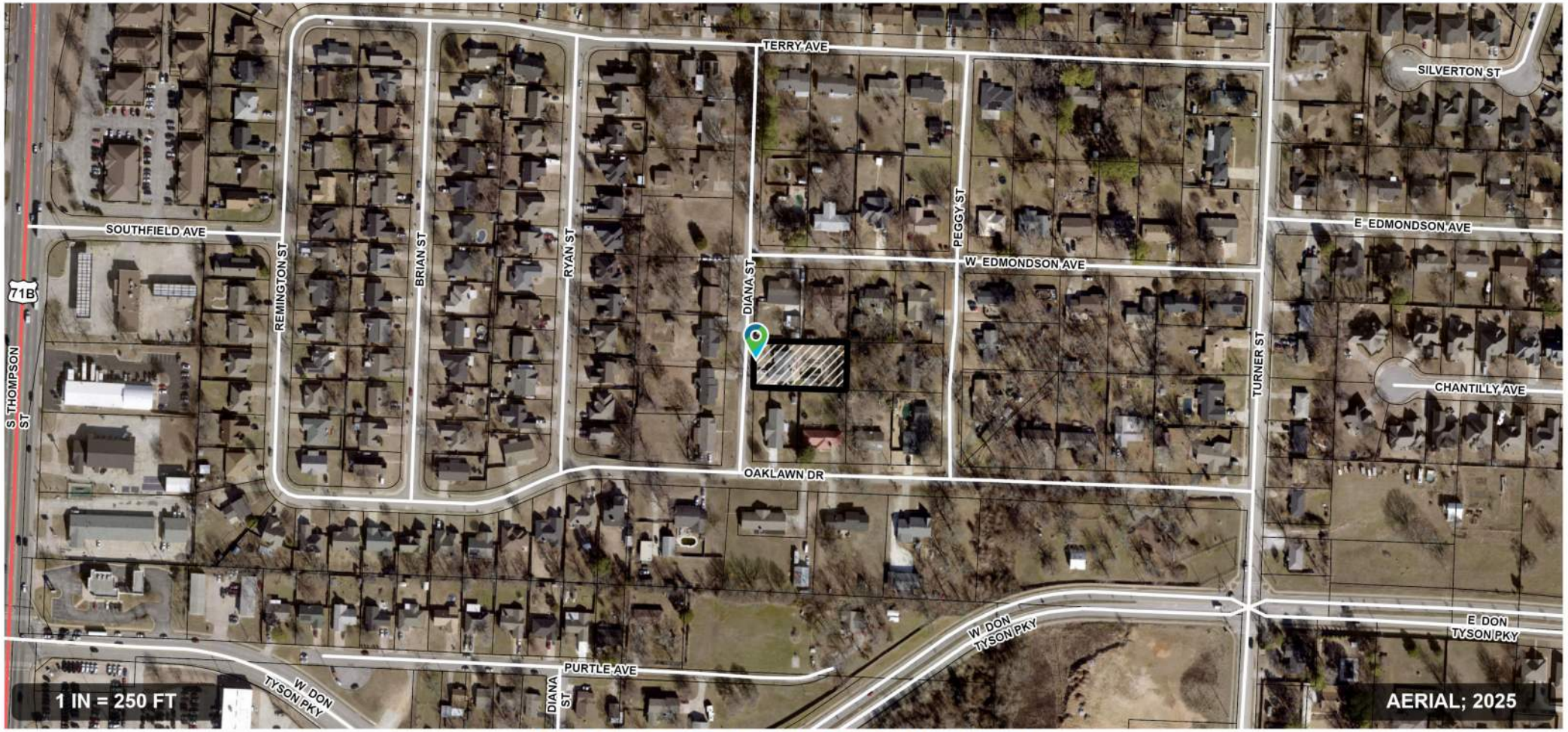
Owner
SOTO, JOSE JUAN ZARRAGO

Mailing Address
304 W OAKLAWN DR SPRINGDALE AR 72764

Parcel 815-21461-000

Owner
BANTA, RALPH & ERMA REVOCABLE LIVING TRUST

Mailing Address
3407 DIANA ST SPRINGDALE AR 72764



PROJECT AREA

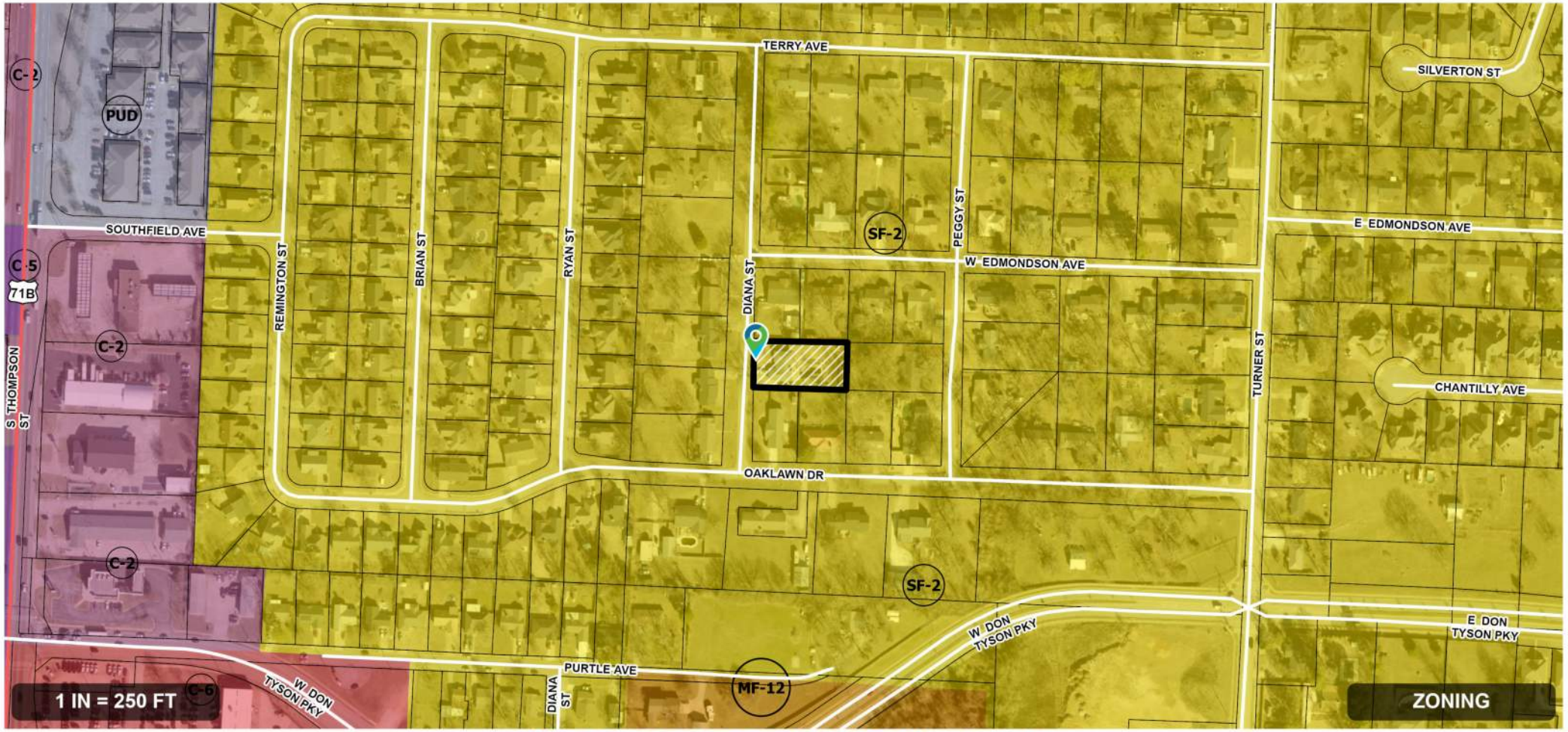
PUBLIC NOTICE

B26-60: James K. & Alison P. Bloodworth

3405 Diana Street

B26-60: Variance for Parking of Motor Vehicles in Backyard

N



PROJECT AREA

PUBLIC NOTICE

B26-60: James K. & Alison P. Bloodworth

3405 Diana Street

B26-60: Variance for Parking of Motor Vehicles in Backyard

N

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 07/15/2026 Permit No.: 260232

Applicant / Owner

Applicant Name:	Clintina Floyd	Owner Name:	Clintina Floyd
Address:	4803 Bonita Place	Address:	4803 Bonita Place
City, State, Zip:	Springdale, AR 72762	City, State, Zip:	Springdale, AR 72762
Phone:	4792369550	Phone:	4792369550
Email:	[redacted]	Email:	[redacted]
Contact:	Applicant		

Project

Project Location:	Springdale, AR	Multiple Buildings:	☐
Parcel Numbers:		Outdoor Storage:	☑
Current Zone:	MF-12	Facades/Exterior:	☐
Rezone Required:	MF-12	Detail Features:	☐
Total Acreage:	.1	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: Reduction of front setback

Difficulty/Hardship:

Variance Effect:

Harmony:

I do hereby certify that the information contained herein is true and correct.

Clintina Floyd	07/15/2026
Name	Date

27'
22.5'
27'
815-30102-000
4803
815-30101-000

Notice of Public Hearing Contacts

Site# 815-29542-000
Springdale Water & Sewer Commission
PO Box 769
Springdale, AR 72765

Site# 815-29541-000
Springdale Country Club
608 West Lakeview Drive
Springdale, AR 72764-2520

Site# 815-30132-000
Vizsla1 LLC
PO Box 33
Centerton, AR 72719

Site# 815-30102-000
Nikki Kennedy
2653 Jean Street
Springdale, AR 72762

Site# 815-30100-000
Luis Avelar
4801 Bonita Place
Springdale, AR 72762

PROJECT AREA

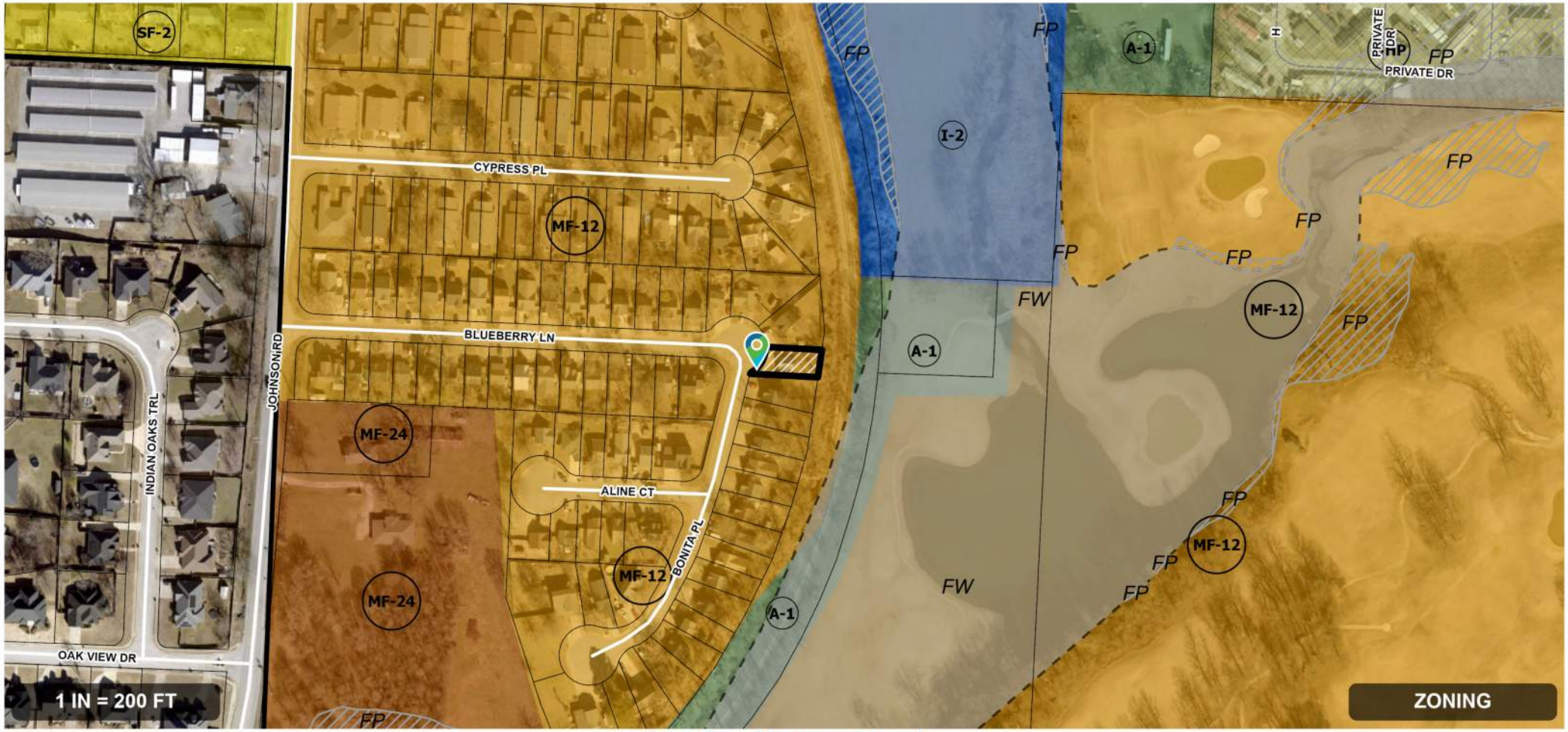
PUBLIC NOTICE

B26-73: Clintina Floyd

4803 Bonita Place

B26-73: Variance for Reduction of Front Setback

N



PROJECT AREA

PUBLIC NOTICE

B26-73: Clintina Floyd

4803 Bonita Place

B26-73: Variance for Reduction of Front Setback

N

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 07/15/2026 Permit No.: 260240

Applicant / Owner

Applicant Name:	Russell Reynerson	Owner Name:	Russell and Hannah Reynerson
Address:	101 E Henson Ave	Address:	101 E Henson Ave
City, State, Zip:	Springdale, AR 72764	City, State, Zip:	Springdale, AR 72764
Phone:	479-957-3567	Phone:	479-957-3567
Email:	[redacted]	Email:	[redacted]
Contact:	Applicant		

Project

Project Location:	101 E Henson Ave	Multiple Buildings:	☐
Parcel Numbers:	815-25332-000	Outdoor Storage:	☐
Current Zone:	SF-2	Facades/Exterior:	☑
Rezone Required:	SF-2	Detail Features:	☐
Total Acreage:	.4	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☑
Central Features:	☐	Lighting:	☐

Variance Request: Replace existing 6ft wood privacy fance

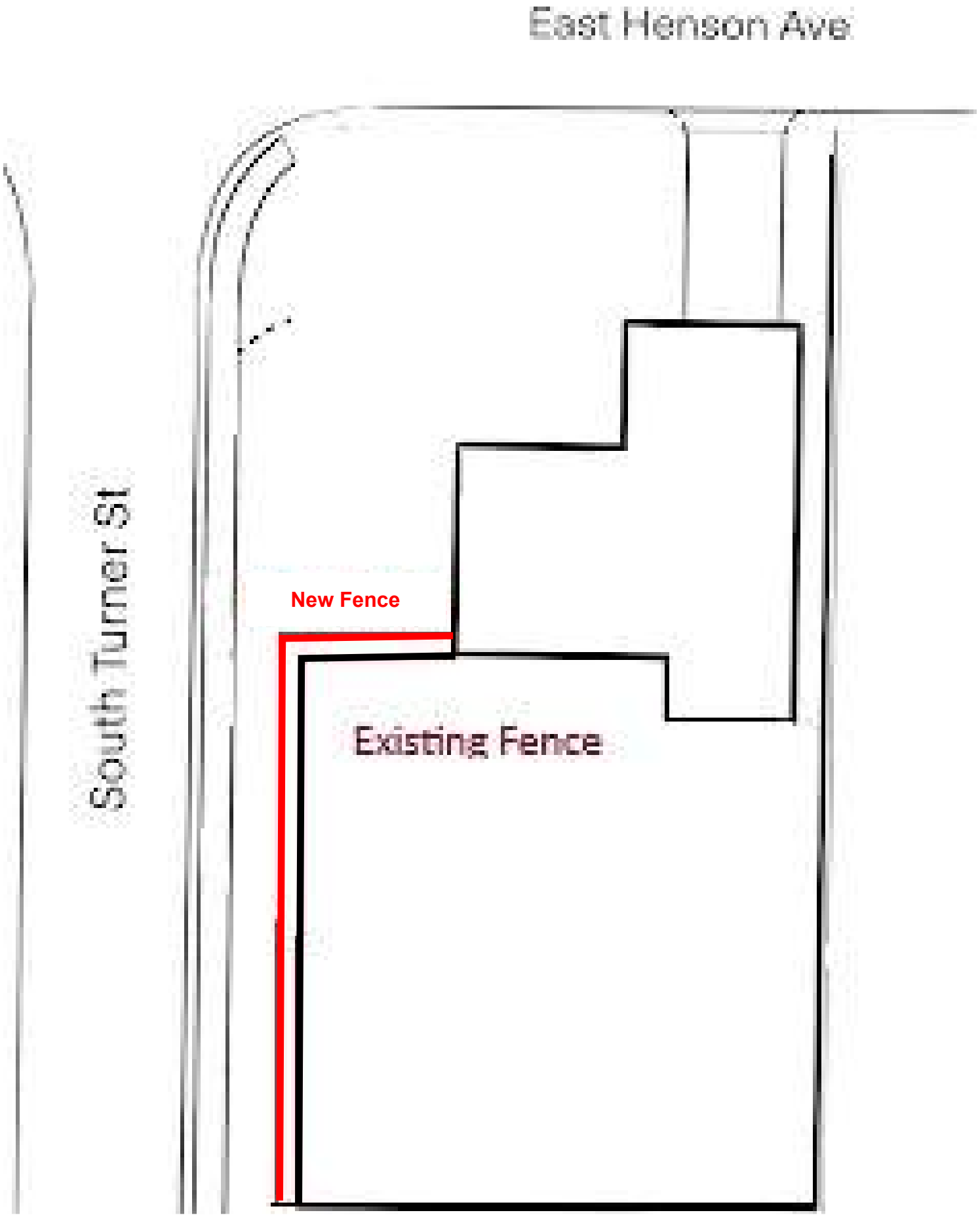
Difficulty/Hardship: 3ft fence as required by code would leave inadequate screening for back yard privacy Proper privacy screening also a safety concern for young children currently residing in the home Current fencing has deteriorated and requires replacement

Variance Effect: A new 6ft privacy fence would result in improved privacy and safety of the property, and replacing existing fencing would improve overall curb appeal along the street. 6ft fence is consistent with adjoining neighbor fencing along the street and is consistent with that section of Turner St.

Harmony:

I do hereby certify that the information contained herein is true and correct.

Russell Reynerson	07/15/2026
Name	Date


East Henson Ave
South Turner St
New Fence
Existing Fence

List of Adjacent Property Owners for B26-74 Russell & Hannah Reynerson
101 E. Henson Avenue (Parcel: 815-25332-000)

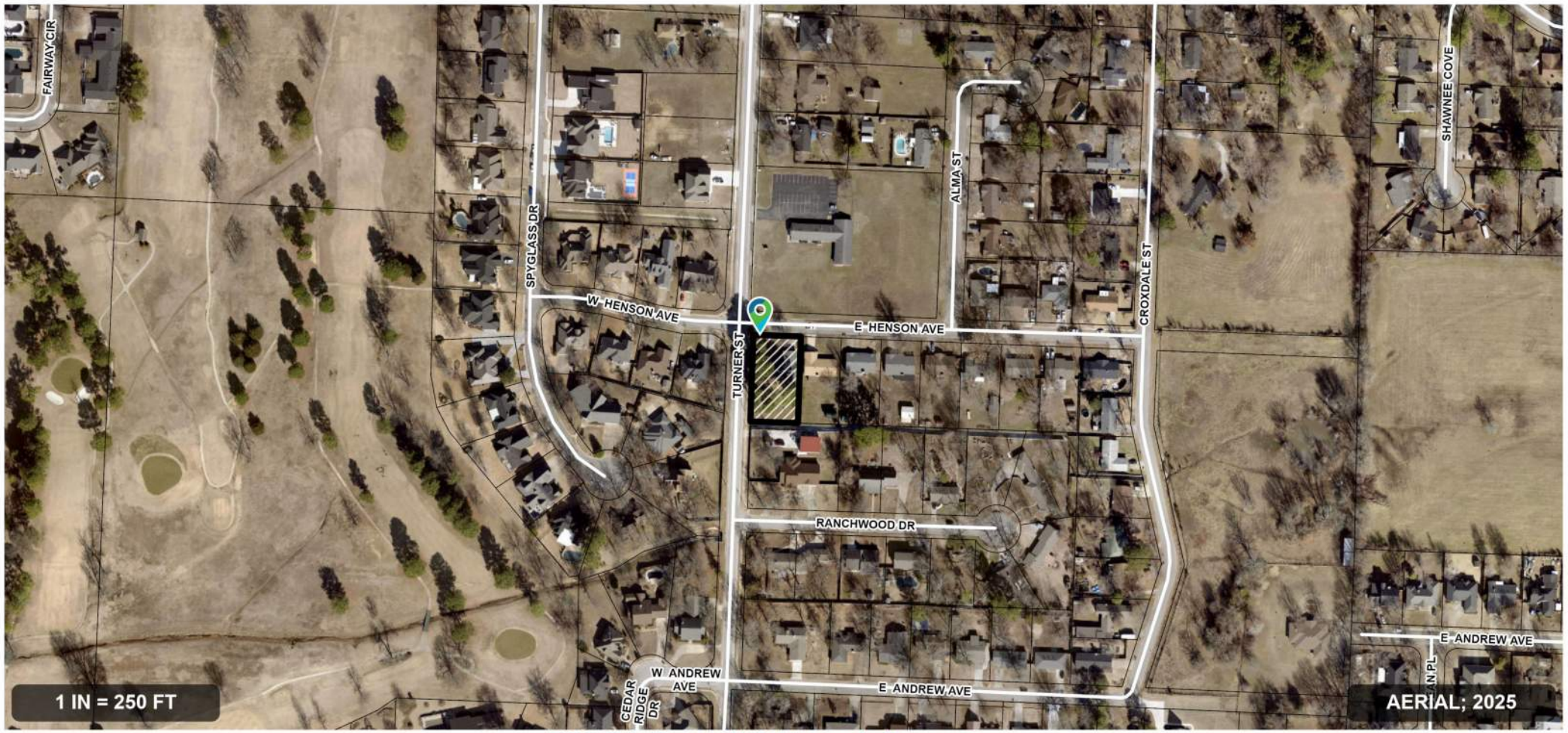
1) **KEPHART, LOUISE D LIVING TRUST**
   103 E HENSON AVE
   SPRINGDALE, AR 72764-7523

2) **WHITMIRE, DAVID R & JANICE M**
   100 RANCHWOOD DR
   SPRINGDALE, AR 72764-7553

3) **CHASE, SUSAN GAY**
   4407 SPYGLASS DR
   SPRINGDALE, AR 72764-7413

4) **THOMPSON, GRANT TRUST**
   101 W HENSON AVE
   SPRINGDALE, AR 72764

5) **CORNERSTONE BAPTIST CHURCH**
   PO BOX 528
   BENTONVILLE, AR 72712-0528



PROJECT AREA

PUBLIC NOTICE

B26-74: Russell & Hannah Reynerson

101 E. Henson Avenue

B26-74: Variance for Increased Front Fence Height

N

PROJECT AREA

PUBLIC NOTICE

B26-74: Russell & Hannah Reynerson

101 E. Henson Avenue

B26-74: Variance for Increased Front Fence Height

N

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Luke Fields	Name:
E-mail: [redacted]	E-mail:
Address: 1800 Joye St. Springdale, AR 72762	Address:
Phone: 479-799-4456	Phone:
Site/ Location: 1800 Joye St. Springdale, AR 72762	Current Zoning:
Assessor's Parcel Number(s):	Rezone Required:
	Total Acreage:

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☑ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☑ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 7/15/2026 Project Number: B26-75

Date Accepted as Complete: 7/17/2026 Receipt Number: 5896

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☑ Representative ☐

Describe your variance request:

My wife and I are requesting to build a 6' tall standard wood privacy fence in our side yard that is street facing.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Springdale law only allows a 3' tall fence for street facing property. Our neighbors houses face in towards our backyard and we have no privacy. The windows to our primary bedroom and bathroom look staight out into the street and our neighboors front yards.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

This variance would alleviate our privacy problem. We would feel more comfortable in the most private places of our home and in our backyard.

Record Property Owner(s): Luke H Fields Jr. and Morgan A Clupka

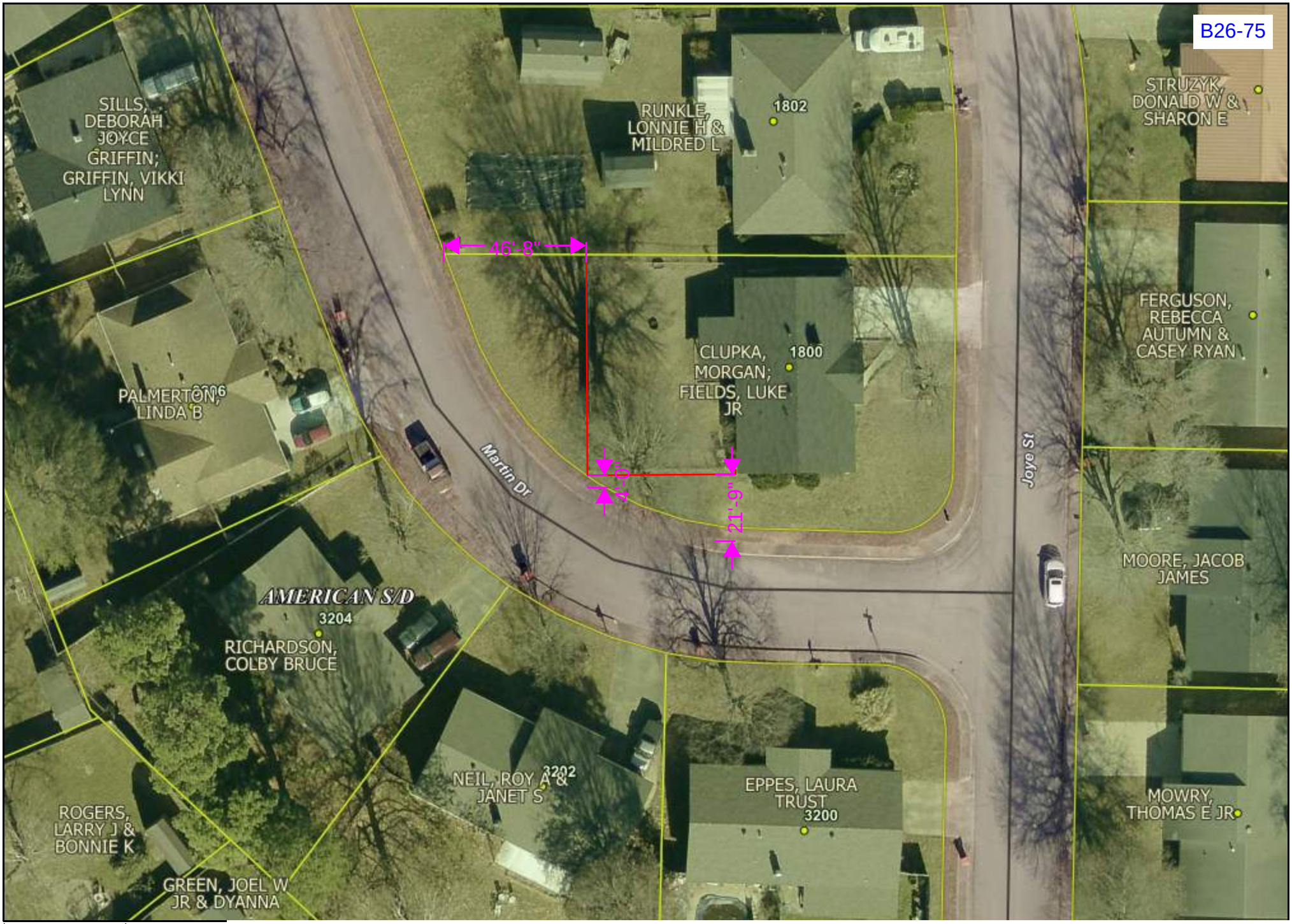
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Luke Fields

Signature: Luke Fields Date: 07/06/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____


B26-75
SILLS, DEBORAH JOYCE GRIFFIN; GRIFFIN, VIKKI LYNN
RUNKLE, LONNIE H & MILDRED L
1802
STRUZYK, DONALD W & SHARON E
46'-8"
FERGUSON, REBECCA AUTUMN & CASEY RYAN
CLUPKA, MORGAN; FIELDS, LUKE JR
1800
PALMERTON, LINDA B
Martin Dr
Joye St
4'-0"
21'-9"
MOORE, JACOB JAMES
AMERICAN S/D
3204
RICHARDSON, COLBY BRUCE
NEIL, ROY A & JANET S
3202
EPPES, LAURA TRUST
3200
MOWRY, THOMAS E JR
ROGERS, LARRY J & BONNIE K
GREEN, JOEL W JR & DYANNA
1 inch = 40 feet

Adjacent Property Owners

Parcel Number: 815-20209-000

Name(s): Lonnie and Mildred Runkle

Address: 1802 Joye St. Springdale, AR 72762

Parcel Number: 815-20192-000

Name(s): Rebecca & Casey Ferguson

Address: 1801 Joye St. Springdale, AR 72762

Parcel Number: 815-20191-000

Name(s): Jacob James Moore

Address: 1709 Joye St. Springdale, AR 72762

Parcel Number: 815-20227-000

Name(s): Laura Trust Eppes

Address: 3200 Martin Dr. Springdale, AR 72762

Parcel Number: 815-20228-000

Name(s): Roy & Janet Neil

Address: 3202 Martin Dr. Springdale, AR 72762

Parcel Number: 815-20229-000

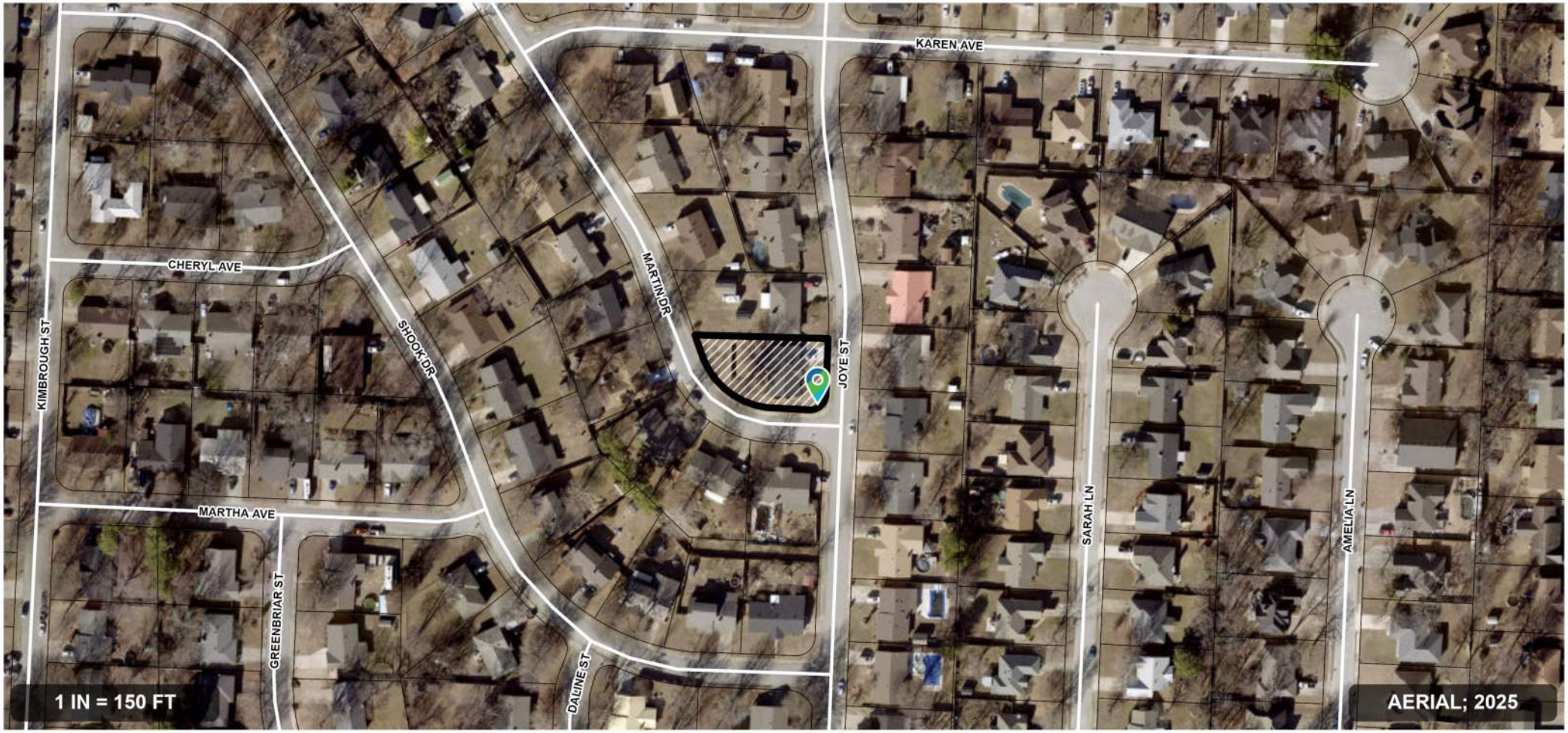
Name(s): Colby Bruce Richardson

Address: 3204 Martin Dr. Springdale, AR 72762

Parcel Number: 815-20230-000

Name(s): Linda B Palmerton

Address: 3206 Martin Dr. Springdale, AR 72762



PROJECT AREA

PUBLIC NOTICE

B26-75: Morgan Clupka & Luke Fields Jr.

1800 Joye Street

B26-75: Variance for Increased Front Fence Height

N

PROJECT AREA

PUBLIC NOTICE

B26-75: Morgan Clupka & Luke Fields Jr.

1800 Joye Street

B26-75: Variance for Increased Front Fence Height

N

SPRINGDALE
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www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: Justin Reid - Bates & Associates	Name: Torres Joint Revocable Trust Eloy + Matilde
E-mail:	E-mail:
Address: 7230 S Pleasant Ridge Dr	Address: 3361 N Oak St Springdale, AR, 72764
Phone: 4794429350	Phone: 479-544-4682
Site/ Location: 3361 N Oak St	Current Zoning: SF-1 & A-1
Assessor's Parcel Number(s): 21-00270-000	Rezone Required: NO
	Total Acreage: 7.92 ACRES

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Board of Adjustments

☐ Commercial Design Standards

Application Requirements:

☒ A complete application.

☒ A copy of the warranty deed indicating ownership of property.

☒ A site plan in conformance with Chapter 130, Article 2, Section 13.

☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.

☒ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.

☒ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.

☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☒ $75.00

STAFF USE ONLY

Date Application Submitted: 7/10/2026 Project Number: B26-76

Date Accepted as Complete: 7/27/2026 Receipt Number: 6366

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

A VARIANCE TO THE LOT WIDTH MINIMUM OF 200' IN A-1 ZONING, TO ALLOW NEW TRACT 2 (TRACT 2 PER THE ATTACHED INFORMAL PLAT) TO USE THE 50.50' OF EXISTING RIGHT-OF-WAY WHERE LOGAN HEIGHTS DRIVE DEAD ENDS AT THE NORTH PROPERTY LINE OF NEW TRACT 2.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

LOGAN HEIGHTS DRIVE IS A CONSTRUCTED CITY STREET WITH SIDEWALKS IN GOOD CONDITION THAT CAN PROVIDE ADEQUATE VEHICULAR AND PESEDTRIAN ACCESS TO AND FROM NEW TRACT 2. THERE IS AN 8" PUBLIC WATER MAIN THAT ENDS AT THE NORTH PROPERTY LINE OF NEW TRACT 2.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

THIS VARIANCE WOULD ALLOW ACCESS TO A 3.93 ACRE TRACT OF LAND THAT WOULD OTHERWISE BE LANDLOCKED. A CITY STREET IN GOOD CONDITION, SUCH AS LOGAN HEIGHTS DRIVE, THAT DIRECTLY ABUTTS A PARCEL OF LAND IS THE BEST AND SAFEST SOLUTION. THERE IS NO CURB THAT WOULD NEED TO BE REMOVED.

Record Property Owner(s): Torres Joint Revocable Trust Eloy + Matilde

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: JUSTIN REID - BATES AND ASSOCIATES, INC.

Signature: Justin Reid Date: 7-9-26

Name of Representative (if applicable): JUSTIN REID - BATES AND ASSOCIATES

Signature: Justin Reid Date: 7-9-26

INFORMAL PLAT

SPRINGDALE PROJECT NUMBER
XXXX

ADJACENT LAND OWNERS

1) HERRERA, EVANGELINA
516 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03112-000
ZONED: SF-1
2) VARGAS, ABRAHAN
544 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03111-000
ZONED: SF-1
3) HENSLIN, SHIRLEY FAYANN
812 ONYX AVENUE
SPRINGDALE, AR 72764
PARCEL #21-03110-000
ZONED: SF-1
4) STEWART, WARNER B & FRANCES L
600 RILEY LANE
SPRINGDALE, AR 72764
PARCEEL #21-03109-000
ZONED: SF-1
5) PERERA, MARIA
626 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03108-000
ZONED: SF-1
6) BUTLER, JOEY M
652 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03107-000
ZONED: SF-1
7) CORNEJO, FRANCISCO
680 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03106-000
ZONED: SF-1
8) DOTY, TAMMY K & STEPHANIE D
3559 LOGAN HEIGHTS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03105-000
ZONED: SF-1
9) ARKANSAS & MISSOURI RAILROAD COMPANY
306 EAST EMMA AVENUE
SPRINGDALE, AR 72764
PARCEL #21-00245-046
ZONED: A-1
10) GARCIA, GENARO
3233 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03211-000
ZONED: SF-1
11) WHITE, BROCK & NICOLE M
3248 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03212-000
ZONED: SF-1
12) WINSTON, CORTNEY C
3272 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03213-000
ZONED: SF-1
13) NGUYEN, TONY
3296 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03214-000
ZONED: SF-1
14) PEREZ, JUVENAL
3316 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03215-000
ZONED: SF-1
15) AGUILAR, YOVANI & CALDERON, AIDA
3253 NORTH OAK STREET
SPRINGDALE, AR 72764
PARCEL #21-00270-025
ZONED: SF-1
16) HANVEY LIVING TRUST, DONNA
456 E MORRIS AVE
SPRINGDALE, AR 72764
PARCEL #21-00269-010
ZONED SF-1
17) CARRILLO, MARIA A
116 JOY CAROL LOOP
SPRINGDALE, AR 72764
PARCEL #21-03533-000
ZONED: SF-1
18) JUAREZ-CARRANZA, SALVADOR ET UX
115 JOY CAROL LOOP
SPRINGDALE, AR 72764
PARCEL #21-03534-000
ZONED: SF-1
19) CUNA, DAMIAN
469 JEANNE DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03551-000
ZONED: SF-1

SURVEY DESCRIPTIONS:

PARENT TRACT (PARCEL #21-00270-000):
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF SAID FORTY ACRE TRACT WHICH IS N02°29'01"E 1213.70' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AND RUNNING ALONG THE WEST LINE THEREOF N02°29'01"E 436.67' TO THE SOUTH LINE OF LOGAN HEIGHTS SUBDIVISION, THENCE ALONG SAID SOUTH LINE S87°46'43"E 817.22' TO AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF LOT 21 IN LOGAN HEIGHTS SUBDIVISION PHASE I, SAID REBAR BEING LOCATED ON THE WEST RIGHT-OF-WAY OF THE ARKANSAS & MISSOURI RAILROAD, THENCE LEAVING SAID SUBDIVISION LINE AND ALONG SAID RIGHT-OF-WAY S08°53'18"W 436.75' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF LOT 25 IN OAK PLACE SUBDIVISION, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF OAK PLACE SUBDIVISION N87°59'35"W 768.52' TO THE POINT OF BEGINNING, CONTAINING 7.92 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH OAK STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

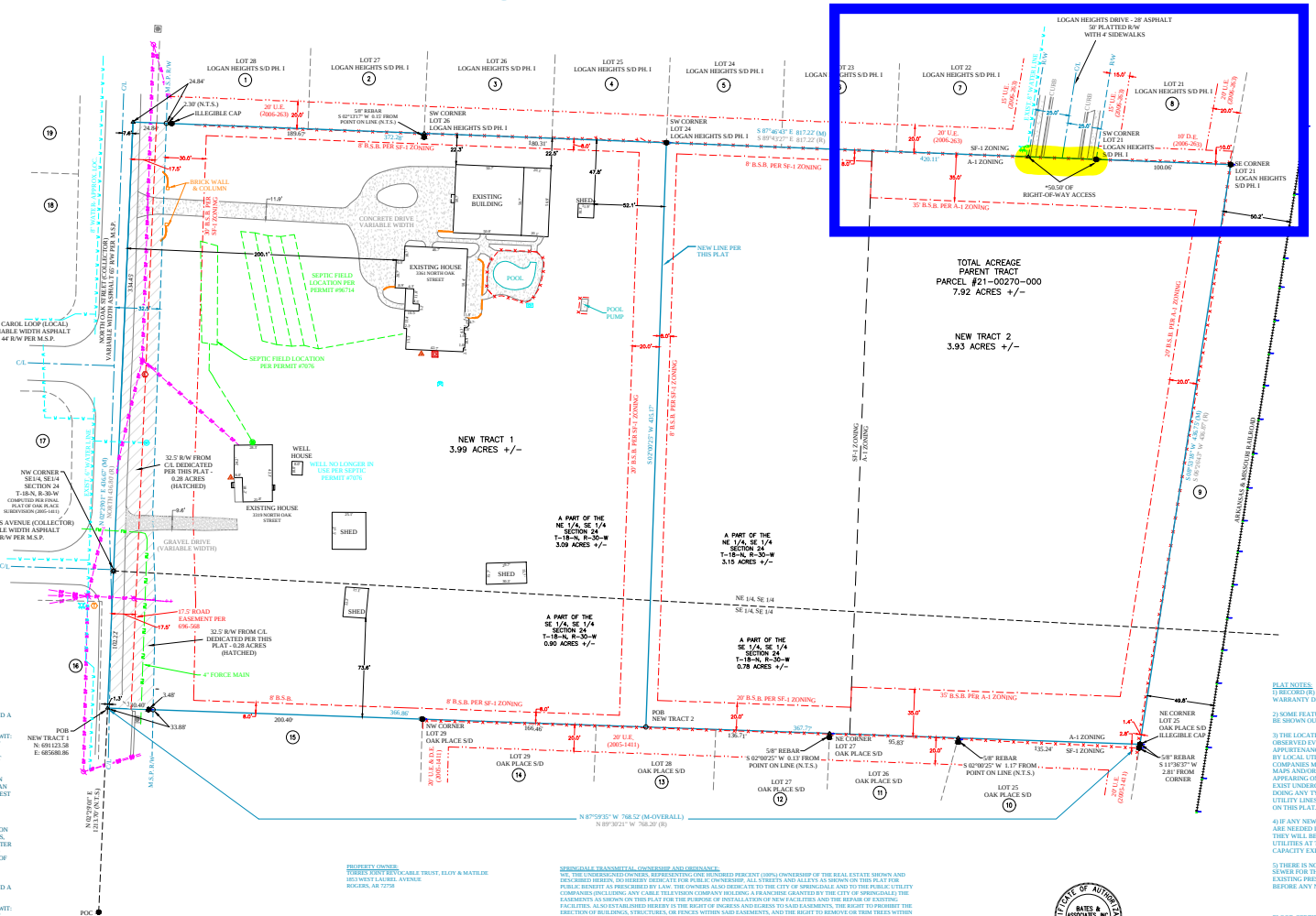
NEW TRACT 1:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF SAID FORTY ACRE TRACT WHICH IS N02°29'01"E 1213.70' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AND RUNNING ALONG THE WEST LINE THEREOF N02°29'01"E 436.67' TO THE SOUTH LINE OF LOGAN HEIGHTS SUBDIVISION, THENCE ALONG SAID SOUTH LINE S87°46'43"E 397.11' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF LOT 24 OF LOGAN HEIGHTS SUBDIVISION PHASE I, THENCE LEAVING SAID SOUTH LINE S02°00'25"W 435.17', THENCE ALONG THE NORTH LINE OF OAK PLACE SUBDIVISION N87°59'35"W 408.74' TO THE POINT OF BEGINNING, 3.99 ACRES MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH OAK STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW TRACT 2:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°29'01"E 1213.70' AND S87°59'35"E 408.74' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AND RUNNING, THENCE N02°00'25"E 435.17' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF LOT 24 ON THE SOUTH LINE OF LOGAN HEIGHTS PHASE I, THENCE ALONG SAID SOUTH LINE S87°46'43"E 420.11' TO AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF LOT 21 IN LOGAN HEIGHTS SUBDIVISION PHASE I, SAID REBAR BEING LOCATED ON THE WEST RIGHT-OF-WAY OF THE ARKANSAS & MISSOURI RAILROAD, THENCE LEAVING SAID SUBDIVISION LINE AND ALONG SAID RIGHT-OF-WAY S08°53'18"W 436.75' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF LOT 25 IN OAK PLACE SUBDIVISION, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF OAK PLACE SUBDIVISION N87°59'35"W 367.77' TO THE POINT OF BEGINNING, CONTAINING 3.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LAST SITE VISIT:
JUNE 4, 2026

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK P2 AT PAGE 742
2) PLAT OF SURVEY FILED IN BOOK V AT PAGE 9
3) FINAL PLAT OF OAK PLACE SUBDIVISION FILED IN BOOK 2005 AT PAGE 1411
4) FINAL PLAT OF LOGAN HEIGHTS SUBDIVISION FILED IN BOOK 2006 AT PAGE 263
5) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #201309050049
6) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #201707060263
7) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #201707118528
8) PLAT OF SURVEY FILED IN BOOK 2005 AQT PAGE 223
9) PLAT OF SURVEY FILED IN BOOK U AT PAGE 262
10) WARRANTY DEED FILED IN BOOK L2024 AT PAGE 21558



PROPERTY OWNER:
TORRES JOINT REVOCABLE TRUST, ELOY & MATILDE
1853 WEST LAUREL AVENUE
ROGERS, AR 72758

PROPERTY ZONED:
SF-1 (LOW DENSITY SINGLE FAMILY RESIDENTIAL)
A-1 (AGRICULTURAL)

BUILDING SETBACK PER SF-1 ZONING:

ONE-FAMILY (SHOWN):	
FRONT	30ft
SIDE (INTERIOR)	08ft/08ft
SIDE (CORNER) (INTERIOR)	08ft
(EXTERIOR)	30ft
BACK	20ft
ZERO-LOT LINE:	
FRONT	30ft
SIDE (INTERIOR)	16ft/08ft
(CORNER) (INTERIOR)	16ft/00ft
(EXTERIOR)	30ft
BACK	20ft

BUILDING SETBACKS PER A-1 ZONING:

FRONT	35ft
SIDE	20ft/20ft
SIDE (CORNER) (INTERIOR)	20ft
(EXTERIOR)	35ft
BACK	35ft

SPRINGDALE TRANSMITTAL, OWNERSHIP AND DEDICATION:
WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF SPRINGDALE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF SPRINGDALE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

DATE _____ TORRES JOINT REVOCABLE TRUST, ELOY & MATILDE

DATE _____

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2026.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATES OF ACCEPTANCE:
THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

ACCEPTANCE OF DEDICATIONS: DATE _____ CITY CLERK

DATE _____ MAYOR

APPROVAL FOR RECORDING: DATE _____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT

WATER AND SEWER: DATE _____ ENGINEER, SPRINGDALE WATER UTILITIES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS

GRAPHIC SCALE (IN FEET)
1 inch = 40ft.
0' 40' 80' 120'

STATE RECORDING NUMBER:
500-1BN-30W-0-24-200-04-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 4TH DAY OF JUNE, 2026.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
JOSHUA D. PRIEST
2025 012
DRAFT

DATE:
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR, THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

PLAT NOTES:
1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER WARRANTY DEED L2024-21558 & SURVEY P2-742.

2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.

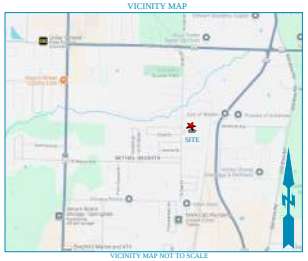
3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

4) IF ANY NEW WATER METER OR SEWER SERVICE TAPS ARE NEEDED IN THE FUTURE FROM EXISTING FACILITIES, THEY WILL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE SHOULD CAPACITY EXIST.

5) THERE IS NO ACCESS TO PUBLIC GRAVITY SANITARY SEWER FOR THESE TRACTS. A CAPACITY STUDY OF THE EXISTING PRESSURE SEWER SYSTEM WILL BE REQUIRED BEFORE ANY NEW CONNECTION IS CONSIDERED.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #0260/C0465J, DATED 09/28/2007)

VICINITY MAP



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

Location Map:

BATES
Engineers • Surveyors
7230 S. Emerald Ridge Dr. • Fayetteville, Arkansas 72704 • 479.443.2500

PREPARED FOR AND OWNED BY:
TORRES JOINT REV. TRUST

ADDRESS & ANY KNOWN ADJ. STREET ADDRESS: 1853 WEST LAUREL AVE, ROGERS, AR 72758
LOCATION: SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST
SURVEYED: TH
DRAFTED: ML, HH, JOR
REVIEWED: JDP
CO#: P1335
1" = 40'
DATE: 6-4-26

DRAWING #24-252

BATES
Engineers · Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

JULY 24, 2026
RE: LIST OF ADJACENT PROPERTY OWNERS TO 3361 NORTH OAK STREET FOR CERTIFIED MAIL NOTIFICATION OF A VARIANCE.

1) HERRERA, EVANGELINA
516 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03112-000

2) VARGAS, ABRAHAN
544 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03111-000

3) HENSLIN, SHIRLEY FAYANN
812 ONYX AVENUE
SPRINGDALE, AR 72764
PARCEL #21-03110-000

4) STEWART, WARNER B & FRANCES L
600 RILEY LANE
SPRINGDALE, AR 72764
PARCEEL #21-03109-000

5) PEREA, MARIA
626 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03108-000

6) SILVAR, ISAAC & GONZALEZ, WENDY
652 RILEY LN
SPRINGDALE AR 72764
PARCEL #21-03107-000

7) CORNEJO, FRANCISCO
680 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03106-000

8) DOTY, TAMMY K & STEPHANIE D
3559 LOGAN HEIGHTS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03105-000

9) ARKANSAS & MISSOURI RAILROAD COMPANY
306 EAST EMMA AVENUE
SPRINGDALE, AR 72764
PARCEL #21-00245-046

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3233 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03211-000

11) WHITE, BROCK & NICOLE M
3248 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03212-000

12) WINSTON, CORTNEY C
3272 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03213-000

13) NGUYEN, TONY
3296 KINGS DRIVE
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PARCEL #21-03214-000

14) PEREZ, JUVENAL
3316 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03215-000

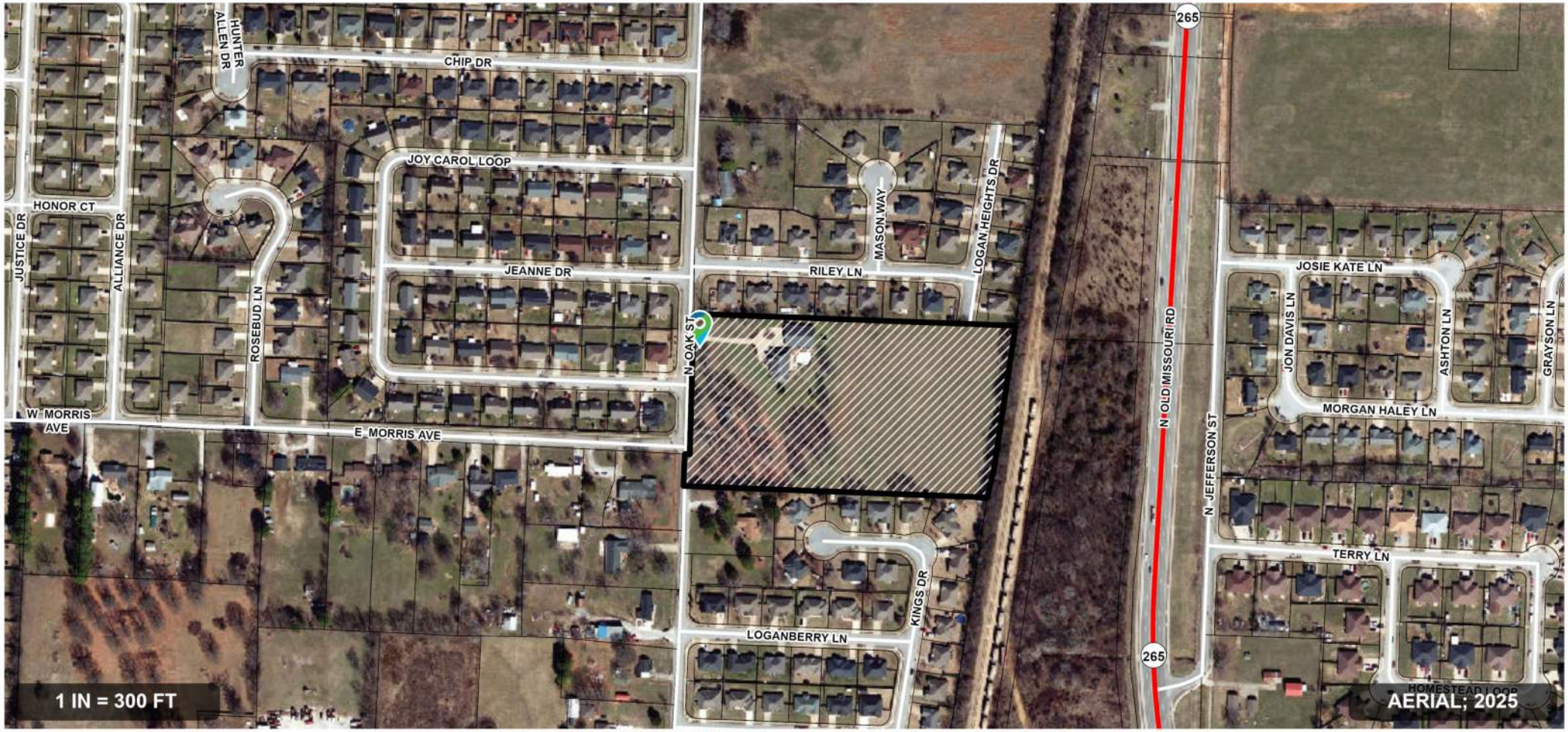
15) AGUILAR, YOVANI & CALDERON, AIDA
3253 NORTH OAK STREET
SPRINGDALE, AR 72764
PARCEL #21-00270-025

16) HANVEY LIVING TRUST, DONNA
459 E MORRIS AVE
SPRINGDALE, AR 72764
PARCEL #21-00269-010

17) CARRILLO, MARIA A
116 JOY CAROL LOOP
SPRINGDALE, AR 72764
PARCEL #21-03533-000

18) JUAREZ-CARRANZA, SALVADOR ET UX
115 JOY CAROL LOOP
SPRINGDALE, AR 72764
PARCEL #21-03534-000

19) CUNA, DAMIAN
469 JEANNE DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03551-000



PROJECT AREA

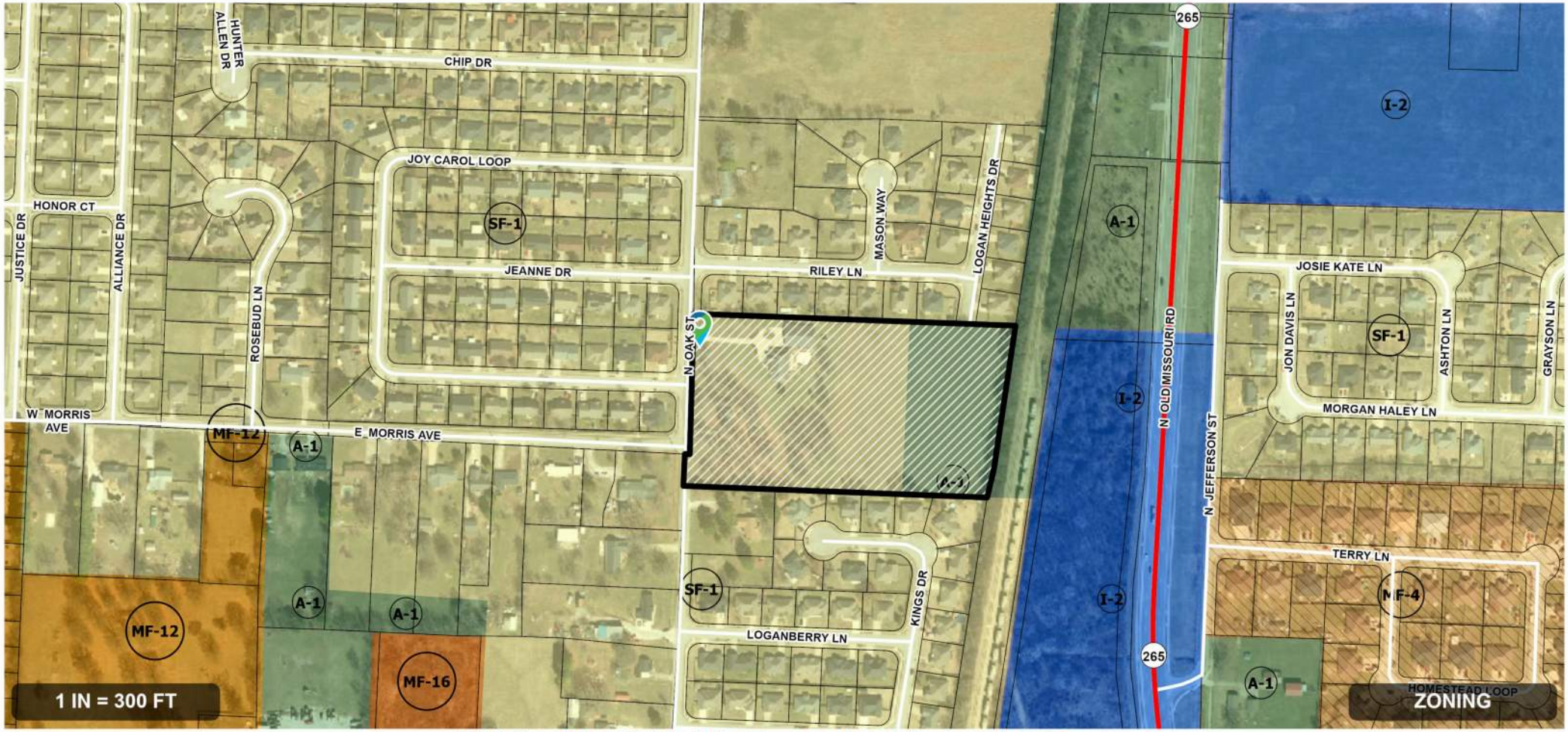
PUBLIC NOTICE

B26-76: Eloy & Matilde Torres Joint Revocable Trust

3361 N. Oak Street

B26-76: Variance from Minimum Frontage Requirements in an A-1

N



PROJECT AREA

PUBLIC NOTICE

B26-76: Eloy & Matilde Torres Joint Revocable Trust

3361 N. Oak Street

B26-76: Variance from Minimum Frontage Requirements in an A-1

N

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Bates & Associates	Name:
E-mail: [redacted]	E-mail: [redacted]
Address: 7230 S Pleasant Ridge Dr Fayetteville, Arkansas 72704	Address: 5100 JB Hunt Dr STE 1030 Rogers, Arkansas 72758-5083
Phone: 479-442-9350	Phone: 479-751-9597
Site/ Location: Highway 412/ E Robinson Ave	Current Zoning: C-2
Assessor's Parcel Number(s): 815-28647-002	Rezone Required: N/A
	Total Acreage: 6.49 Acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☒ Commercial Design Standards

Application Requirements:

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☒ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☒ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☒ $75.00

STAFF USE ONLY

Date Application Submitted: 07/14/2026 Project Number: B26-78

Date Accepted as Complete: 07/21/2026 Receipt Number: 5974

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

Requesting a variance from commercial design standards, specifically screening requirements for screening to be an 8' fence or wall made of high quality materials and screening to have a maximum continuous length of 50'. Requesting chain link with slats for fencing material with no proposed breaks along each continuous side.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

The utilization of high quality materials for screening with breaks every 50' creates a maintenance issue on this site. High quality materials such as wood or masonry screening are subject to damage from the large quantity of commercial traffic that this site encounters. Repairs are subject to be more frequent and take a longer duration to repair effecting the operational efficiency and security of the tenant utilizing the storage area. The storage area for the site is located on the south side of the building behind the principal structure. This is largely obscured from public view. In this instance, high quality materials with column breaks every 50' would not serve an aesthetic benefit to the public while imposing labor and economical impacts on the owner. In addition, chain link fencing is already utilized on adjacent property to the west.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

This variance would allow for the use of chain link with slats with no required breaks in the fencing. This would remove the maintenance burden, allowing for easier maintenance without significantly impacting the operations and security of a tenant. This also allows for easier installation and construction without impacting the publics view of the subject property.

Record Property Owner(s): ISC East HWY 412 LLC

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Bates & Associates - Hunter McCutcheon

Signature: Hunter McCutcheon Date: 07/14/26

Name of Representative (if applicable): Bates & Associates - Hunter McCutcheon

Signature: Hunter McCutcheon Date: 07/14/26

Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Check Item(s) for which Variance is Requested:

☐ **ENTRANCES** – one (1) customer entrance on all sides of principal building directly facing abutting public right-of-way.

☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building.

☐ **STRUCTURE BACK & SIDES**

- ☐ Minimum setback according to zoning district requirements.
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan.

☐ **PEDESTRIAN FLOW**

- ☐ Sidewalk along all sides of lot abutting public right-of-way required per the Master Street Plan.
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site.
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance a façade abutting public parking areas 6' from façade of building.
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade.
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort.

☐ **CENTRAL FEATURES & COMMUNITY SPACES**

- ☐ Provision of at least two (2) central features.
- ☐ Direct access to public sidewalk network.

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**

- ☐ Use of similar building materials.
- ☐ Use of similar architectural styles or theme.

☐ **OUTDOOR STORAGE, TRASH COLLECTION & LOADING AREAS**

- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way.
- ☐ Incorporated into the overall design of the building.
- ☐ Screening material similar to principal materials of the building and landscape.
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets.
- ☐ Landscaped so no attention is attached to the function by the use of screening material.

☐ **FACADES & EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses

- ☐ Minimum 3' depth.
- ☐ Minimum of 20’ contiguous feet within each 100' of façade length.
- ☐ Extends 20% of the façade.

☐ **DETAIL FEATURES**

- ☐ Facades include a repeating pattern with no less than three (3) elements (color change, texture change, material change).
- ☐ At least one (1) element repeating horizontally.
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically.
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib).

☐ **ROOFS** – Change in height every 100 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☐ **LANDSCAPING**

- ☐ Entryway landscaping;
- ☐ Parking lot landscaping;
- ☐ Perimeter parking area landscaping;
- ☐ Building foundation landscaping;

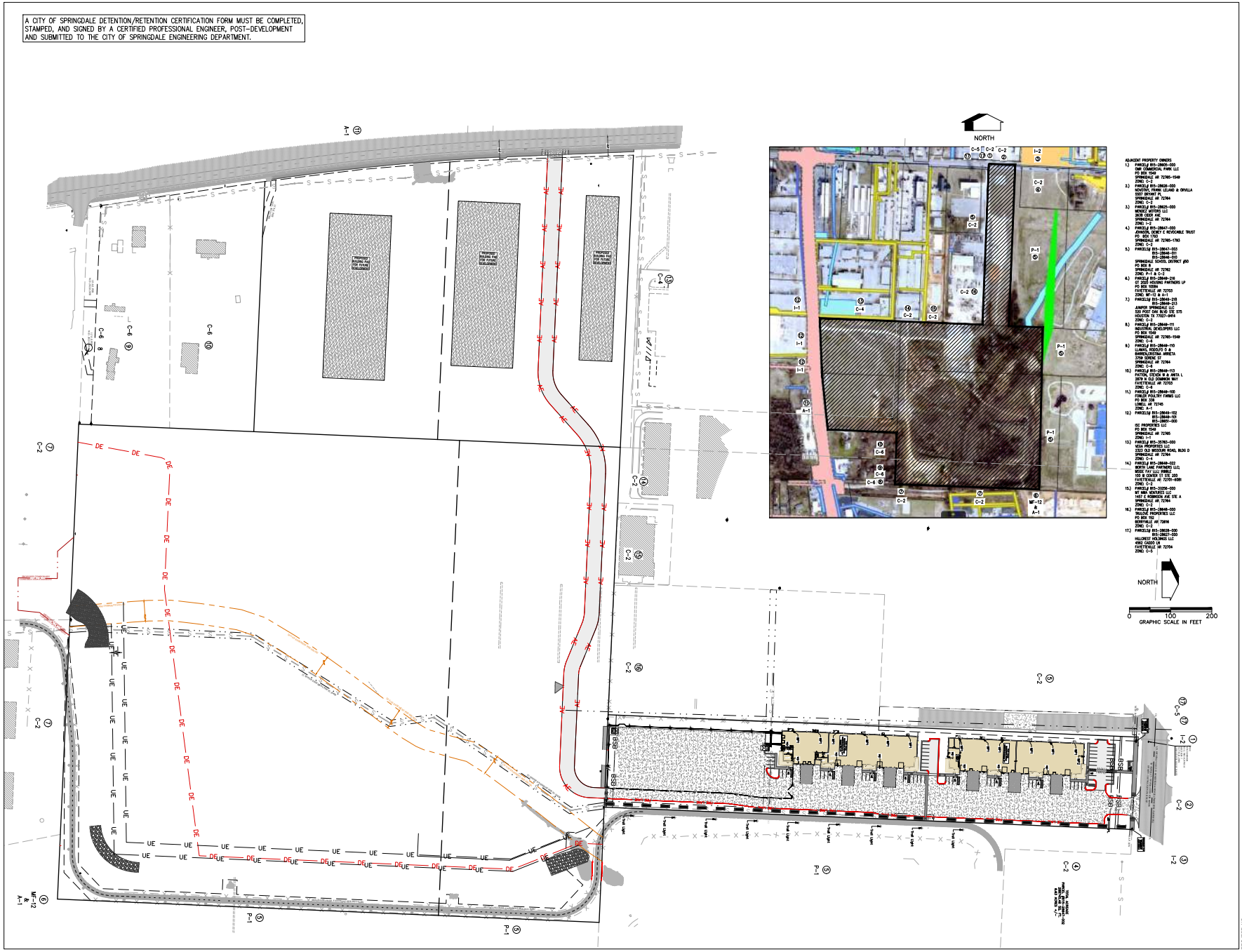
☒ **SCREENING**

- ☐ Trash containers, trash compactor, and recycling bins screened from public view on all four (4) sides.
- ☐ Exterior ground-mounted or building-mounted equipment.
- ☐ Rooftop equipment.
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes.
- ☒ Required screening fence or wall maximum height 8', high quality materials.
- ☒ Required screening fence or wall maximum continuous length of 50'.
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan.

☐ **LIGHTING**

- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle.
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles.
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade.
- ☐ Uniformity ratios throughout parking – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum.
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy.
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy.
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy.

A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
JEFFREY H. BATES
07-13-2026
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335

ENGINEER: GB
DRAWN BY: MW

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REVISIONS	DATE
FEE IN LIEU OF SIDEWALK CONSTRUCTION PLOT CONST. PLANS	08/19/25
UPDATED PIPELINE LOCATION	10/08/25
LIGHTING LAYOUT UPDATE	01/08/26
LANDSCAPING REVISED POND CERTIFICATION	05/20/26
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LIGHTING LAYOUT REVISIONS	06/22/26
LIGHTING LAYOUT REVISIONS	07/10/26
REVISED PLAN SUBMITTAL	07/13/26
VARIANCE APPLICATION	07/14/26

DEANS TRAIL COMMERCIAL CENTER
LARGE SCALE DEVELOPMENT
OVERALL SITE PLAN
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 23-317

DRAWING NO. 03.0

L24-35

A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 93 AT PAGE 40979
2) PLAT OF SURVEY FILED IN BOOK DR1 AT PAGE 889
3) PLAT OF SURVEY FILED IN BOOK 2003 AT PAGE 20844
4) PLAT OF SURVEY FILED IN BOOK DR1A AT PAGE 606
5) PLAT OF SURVEY FILED IN BOOK 2003 AT PAGE 16272
6) PLAT OF SURVEY FILED IN BOOK 2003 AT PAGE 17967
7) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 28669
8) PLAT OF SURVEY FILED IN BOOK I AT PAGE 443
9) PLAT OF SURVEY FILED IN BOOK I AT PAGE 569
10) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 14372
11) PLAT OF SURVEY FILED IN BOOK 2000 AT PAGE 25290
12) FINAL PLAT OF WORTH LANE COMMERCIAL PARK FILED IN BOOK 23A AT
13) WARRANTY DEED FILED IN BOOK 2004 AT PAGE 1115
14) PLAT OF SURVEY FILED IN BOOK 94 AT PAGE 39727

SURVEY DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #412 WHICH IS S02°25'14"W 30.31' FROM THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°17'23"E 214.97' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S02°25'40"W 1283.30' TO AN EXISTING REBAR ON THE SOUTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID SOUTH LINE N87°37'05"W 224.81', THENCE LEAVING SAID SOUTH LINE N02°25'14"E 1284.59' TO THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #412, THENCE ALONG SAID RIGHT-OF-WAY S87°17'23"E 10.00' TO THE POINT OF BEGINNING, CONTAINING 6.63 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN U.S. HIGHWAY #412 MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS. (FIRM PANEL #05143C0090F. DATED 05/ 16/ 2008)

REVISIONS

	DATE
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LIGHTING LAYOUT REVISIONS	06/16/26
LIGHTING LAYOUT REVISIONS	06/22/26
LIGHTING LAYOUT REVISIONS	07/10/26
REVISED PLAN SUBMITTAL	07/13/26
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LARGE SCALE DEVELOPMENT
NORTH OVERALL SITE PLAN
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PH: (479) 442-9350 / batesnwa.com

ENGINEER: GB
DRAWN BY: MW
PROJECT NO. 23-317
DRAWING NO. 03.1

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No. 9810
JEFFREY H. BATES
07-13-2026
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC
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L24-35

Return to Agenda

ADJACENT PROPERTY OWNERS

1.) PARCEL# 815-28605-000
OAR COMMERCIAL PARK LLC
PO BOX 1549
SPRINGDALE AR 72765-1549
ZONE: C-2

2.) PARCEL# 815-28606-000
NOVOTNY, FRANK LELAND & ORVILLA
5507 BRYANT PL
SPRINGDALE AR 72764
ZONE: C-2

3.) PARCEL# 815-28625-000
MENDEZ MOTORS LLC
2638 ODDI AVE
SPRINGDALE AR 72764
ZONE: I-2

4.) PARCEL# 815-28647-000
JOHNSON, DEWEY E REVOCABLE TRUST
PO BOX 1793
SPRINGDALE AR 72765-1793
ZONE: C-2

5.) PARCEL# 815-28647-003
815-28646-011
815-28646-010
SPRINGDALE SCHOOL DISTRICT #50
PO BOX 8
SPRINGDALE AR 72762
ZONE: P-1 & C-2

6.) PARCEL# 815-28649-216
GT 2020 HOUSING PARTNERS LP
PO BOX 10594
FAYETTEVILLE AR 72703
ZONE: MF-12 & A-1

7.) PARCELS# 815-28649-218
815-28649-213
JUNIPER SPRINGDALE LLC
520 POST OAK BLVD STE 575
HOUSTON TX 77027-9414
ZONE: C-2

8.) PARCEL# 815-28649-111
INDUSTRIAL DEVELOPERS LLC
PO BOX 1549
SPRINGDALE AR 72765-1549
ZONE: C-6

9.) PARCEL# 815-28649-110
LLAMAS, RODOLFO D &
BARRERA,CRISTINA ARRETA
3759 SERENE ST
SPRINGDALE AR 72764
ZONE: C-6

10.) PARCEL# 815-28649-113
PATTON, STEVEN P & ANITA L
2979 N OLD DOMINION WAY
FAYETTEVILLE AR 72703
ZONE: C-6

11.) PARCEL# 815-28649-100
FOWLER POULTRY FARMS LLC
PO BOX 338
LOWELL AR 72745
ZONE: A-1

12.) PARCELS# 815-28649-102
815-28649-101
815-28651-000
ISC PROPERTIES LLC
PO BOX 1549
SPRINGDALE AR 72765
ZONE: I-1

13.) PARCEL# 815-35783-000
VEGA PROPERTIES LLC
2323 OLD MISSOURI ROAD, BLDG D
SPRINGDALE AR 72764
ZONE: C-4

14.) PARCEL# 815-28649-022
NORTH LANE PARTNERS LLC;
MSDE FAY LLC; RIBBLE
100 W CENTER ST STE 200
FAYETTEVILLE AR 72701-6081
ZONE: C-2

15.) PARCEL# 815-38256-000
MT NWA VENTURES LLC
1457 E ROBINSON AVE STE A
SPRINGDALE AR 72764
ZONE: C-2

16.) PARCEL# 815-28648-000
TRILLONE PROPERTIES LLC
PO BOX 152
BERRYVILLE AR 72616
ZONE: C-2

17.) PARCELS# 815-28628-000
815-28627-000
HILLCREST HOLDINGS LLC
4562 CADDO LN
FAYETTEVILLE AR 72704
ZONE: C-5

NORTH
0 40 80
GRAPHIC SCALE IN FEET

STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE

A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

PROPOSED STREETLIGHT FIXTURE SHALL BE BY RAB MODEL A22-200

1515 & 1517 E ROBINSON AVENUE ACCESS TO HIGHWAY 265 IS RESTRICTED VIA CONCRETE BARRICADES

PARKING TABLE:

CH 130 ART. 7 SEC. 7-NUMBER OF OFF STREET PARKING REQUIRED

USE: WAREHOUSE/OFFICE

WAREHOUSE - 1 SPACE FOR EACH 1200 SQUARE FEET OF GROSS FLOOR AREA
GROSS FLOOR AREA: 54,758 FT²
CALCULATION: 4992/5,000=41.6
PARKING REQUIRED: 42 SPACES
PARKING PROVIDED: 42 SPACES

OFFICE - 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA
GROSS FLOOR AREA: 782 FT²
CALCULATION: 782/300=2.60
PARKING REQUIRED: 3
PARKING PROVIDED: 3
ADA REQUIRED: 3
ADA PROVIDED: 6
TOTAL PARKING: 51

AREA CALCULATIONS: (LARGE SCALE)
GROSS AREA OF SITE: 288,745.46 FT²
GREENSPACE: 62,401.89 FT² (21.6%) >10% REQUIRED
IMPERVIOUS AREA: 226,343.57 FT² (78.4%)

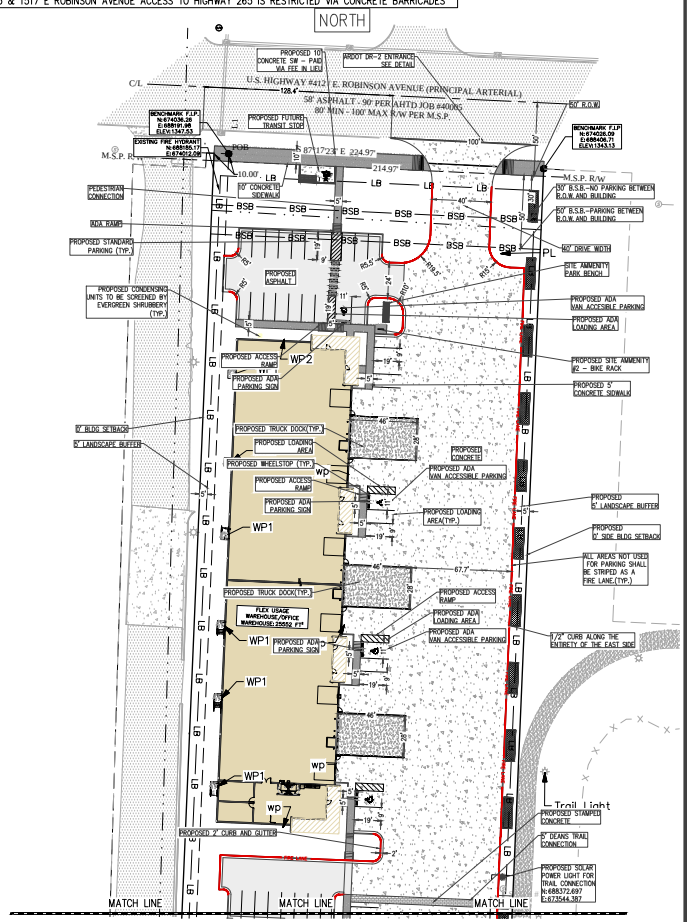
AREA CALCULATIONS: (TOTAL AREA)
GROSS AREA OF SITE: 2405737.29 (55.22 AC ±)
NET AREA OF SITE: 2404085.17 (55.20 AC ±)

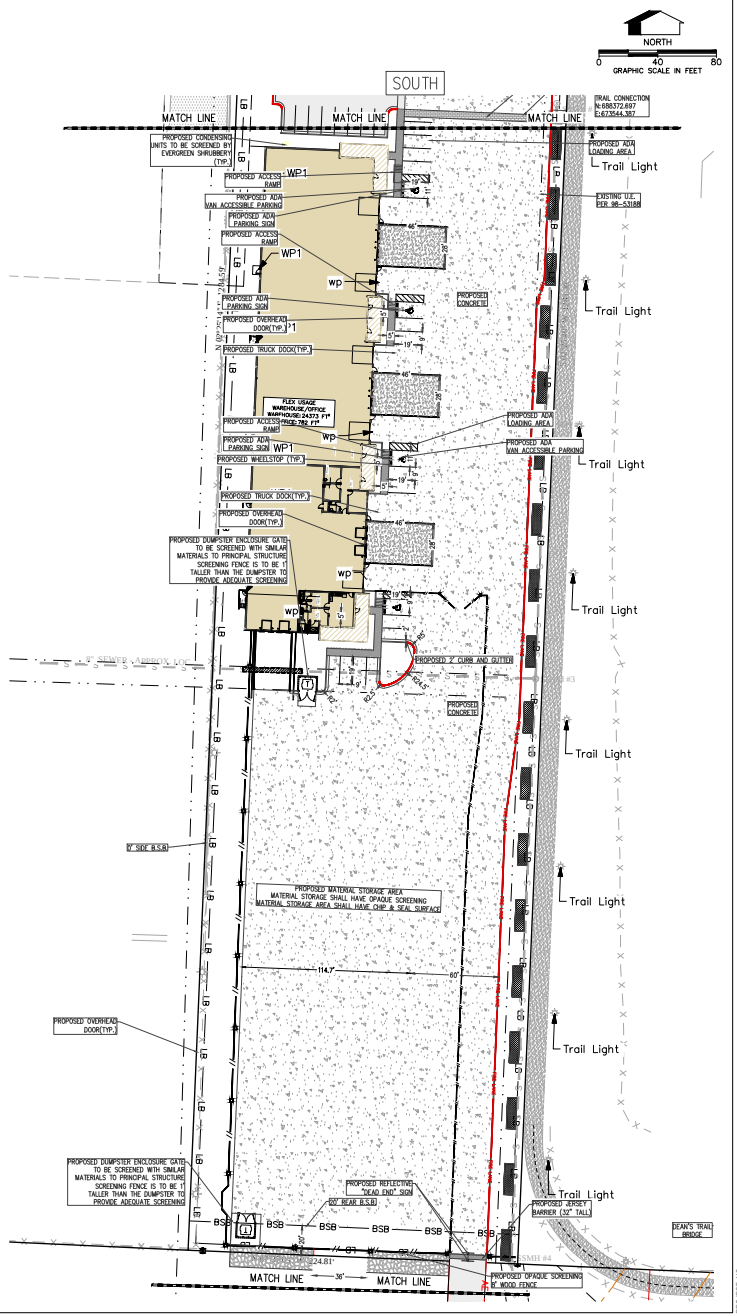
BUILDING SETBACKS: DISTRICT C-2
FRONT: 30FT
FRONT: 50FT IF PARKING IS ALLOWED BETWEEN R.O.W. AND BUILDING
SIDE: 0OFT (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
SIDE: 20FT WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT
REAR: 20FT

BUILDING SETBACKS: DISTRICT I-1
FRONT: 30FT
FRONT: 50FT IF PARKING IS ALLOWED BETWEEN R.O.W. AND BUILDING
SIDE: 0OFT (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
SIDE: 25FT WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT
REAR: 50FT

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		ACCESS EASEMENT
		ASPHALT (BASE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CATCH BASIN
		CONCRETE (BASE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		UTILITY EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL INLET PROT.
		FENCE (DC, BWC/PH, SCREENING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FENCE, MISC.
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (BASE)
		GRAVEL (SURFACE)
		ROCK FILL - (SIZE-RAP)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTIONLITE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STORM SEWER MANHOLE (TYP.)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN KICKER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE





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DEANS TRAIL COMMERCIAL CENTER
LARGE SCALE DEVELOPMENT
SITE PLAN
SPRINGDALE, ARKANSAS

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PROJECT NO. 23-317
DRAWING NO. 03.2

L24-35

Return to Agenda

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7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

June 23th, 2026

Planning Commission & Staff
City of Springdale
201 Spring Street
Springdale, AR 72764

To the Springdale Planning Staff,
Please see below the certified list of adjacent property owners for the Large-Scale Development project located off E Robinson Avenue in Springdale, AR.

1. Novotny, Frank Leland & Orvilla Kay Co-Trustees
   5507 Bryant PL
   Springdale, AR 72764
   Parcel# 815-28626-000

2. Mendez Motors LLC
   2638 Cider Ave
   Springdale AR 72764
   Parcel# 815-28625-000

3. Johnson, Dewey E Revocable Trust
   PO Box 1793
   Springdale AR 72765-1793
   Parcel# 815-28647-000

4. Springdale School District #50
   PO Box 8
   Springdale AR 72762
   Parcel# 815-28647-003, 815-28646-011, 815-28646-010

5. Trulove Properties LLC
   Po Box 152
   Berryville AR 72616
   Parcel# 815-28648-000

6. Hillcrest Holdings LLC.
   4562 Caddo Ln
   Fayetteville AR 72704
   Parcel# 815-28628-000 & 815-28627-000

7. Arkansas State Highway Comm
   Po Box 2261
   Little Rock, AR 72203
   Parcel# 815-28647-001, 815-28649-001, 815-28628-001

8. OMR Commercial Park LLC
   Po Box 1549
   Springdale, AR 72765-1549
   Parcel #815-28605-000

9. Crystal Cove Group LLC
   Po Box 1305
   Fayetteville, AR 72702-1305
   Parcel #815-28649-002

10. MT NWA Ventures LLC
    1457 E Robinson Ave STE A
    Springdale, AR 72764
    Parcel# 815-38256-000

11. GT 2020 Housing Partners LP
    6538 E Gladden TRC
    Fayetteville, AR 72703
    Parcel# 815-28649-216

12. Juniper Springdale LLC
    520 Post Oak BLVD STE 575
    Houston, TX 77027-9414
    Parcel# 815-28649-218, 815-28649-213

13. Llamas Rodolfo O & Barron, Cristina Arrieta
    3759 Serene St
    Springdale, AR 72764
    Parcel# 815-28649-110

14. Fowler Poultry Farms LLC
    PO Box 338
    Lowell, AR 72745
    Parcel#815-28649-100

15. ISC Properties LLC
    PO Box 1549
    Springdale, AR 72765
    Parcel# 815-28649-102, 815-28649-101

16. Vega Properties LLC
    2323 Old Missouri Road, Bldg D
    Springdale, AR 72764
    Parcel# 815-35783-000

17. Worth Lane Partners LLC; MSIDE FAY LLC; Ribble
    100 W Center St STE 200
    Fayetteville, AR 72701-6081
    Parcel# 815-28649-022

18. ISC East HWY 265 LLC
    2200 S Old Missouri Rd STE C
    Springdale, AR 72764-5083
    Parcel # 815-28649-113 & 815-28649-111

19. Arkansas State Highway Comm
    Po Box 2261
    Little Rock, AR 72203-2261
    Parcel# 815-28649-091, 815-28649-112, 815-28649-103

If you have any questions or require additional information, please feel free to contact me at your convenience.

Derrick Thomas, P.S. #1642
Bates & Associates, Inc.

PROJECT AREA

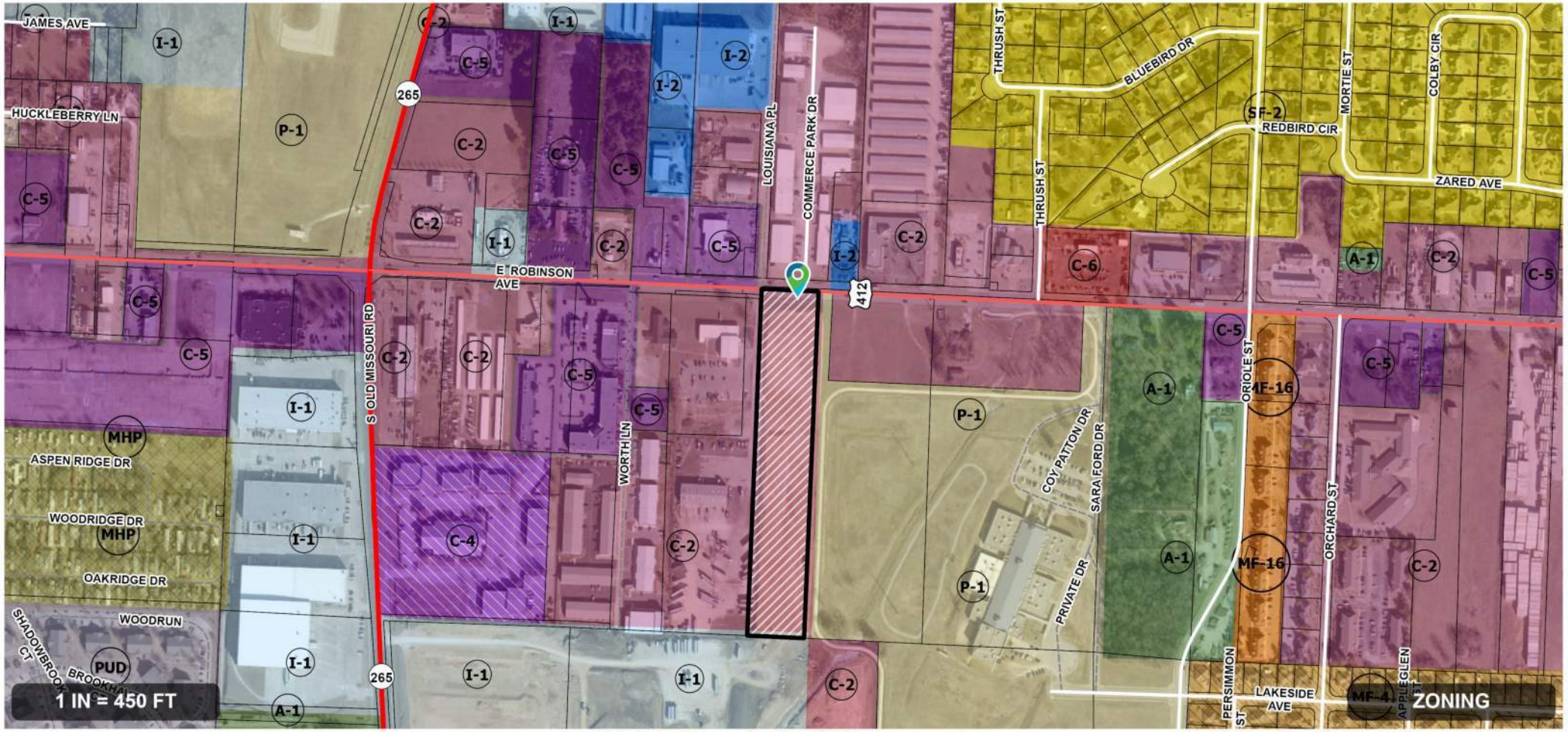
PUBLIC NOTICE

B26-78: Dean's Trail Commercial

1515 & 1517 E. Robinson Avenue

B26-78: Variance from Commercial Design Standards

N



PROJECT AREA

PUBLIC NOTICE

B26-78: Dean's Trail Commercial

1515 & 1517 E. Robinson Avenue

B26-78: Variance from Commercial Design Standards

N

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Bates & Associates	Name: Trayan Milanov & Tsvetomira Milanova
E-mail: [redacted]	E-mail: [redacted]
Address: 7230 S Pleasant Ridge Drive Fayetteville, AR 72704	Address: 7060 Zan Loop Springdale, AR 72762
Phone: 479-442-9350	Phone:
Site/ Location: 5469 Watkins Avenue	Current Zoning: C-5 (Thoroughfare Commercial District)
Assessor's Parcel Number(s): 815-29107-360	Rezone Required: N/A
	Total Acreage: 0.43 acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☒ $75.00

STAFF USE ONLY

Date Application Submitted: 7/15/2026 Project Number: B26-81

Date Accepted as Complete: 7/21/2026 Receipt Number: 5979

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

reduction of side buffer on the eastern and western property line from 7ft to 5ft.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Due to the existing entrance configuration, the parking space is located only 5 feet from the property line. Providing the required 7-foot buffer would make access to the site difficult and significantly impact the existing entrance configuration.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

The entrance and sidewalk to the site were installed in June of this year. Relocating them would require removing newly constructed concrete and the recently completed trail.

Record Property Owner(s): Trayan Milanov & Tsvetomira Milanova

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Bates & Associates, Addie Manzi

Signature: Addison Manzi Date: 07/15/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

NOTE:
CURRENTLY, THE RIGHT-OF-WAY AND UTILITIES ALONG THE NORTHERN PORTION OF THE PROPERTY WERE STILL UNDER CONSTRUCTION AT THE TIME OF THE SURVEY. UTILITY LOCATIONS MAY HAVE CHANGED, AND SOME UTILITIES MAY HAVE BEEN RELOCATED OR REMOVED SINCE THE SURVEY WAS COMPLETED.

ADJACENT PROPERTY OWNERS

1. PARCEL: 815-29107-201
   ARKANSAS CHILDREN'S NORTHWEST INC
   1 CHILDREN'S WAY
   LITTLE ROCK, AR 72202-3591
   ZONE: P-1
2. PARCEL: 815-29107-331
   UNIVERSITY OF ARKANSAS BOARD OF TRUSTEES
   321 ADMINISTRATION BLDG
   FAYETTEVILLE, AR 72701
   ZONE: C-5
3. PARCEL: 815-29107-330
   CLAYPOOL FARM LLC
   PO BOX 4034
   FAYETTEVILLE, AR 72702-4034
   ZONE: C-5
4. PARCEL: 815-29107-340
   CLAYPOOL FARM LLC
   PO BOX 4034
   FAYETTEVILLE, AR 72702-4034
   ZONE: C-5
5. PARCEL: 815-29107-200
   C L GEORGE & SONS
   PO BOX G
   SPRINGDALE, AR 72765
   ZONE: P-1

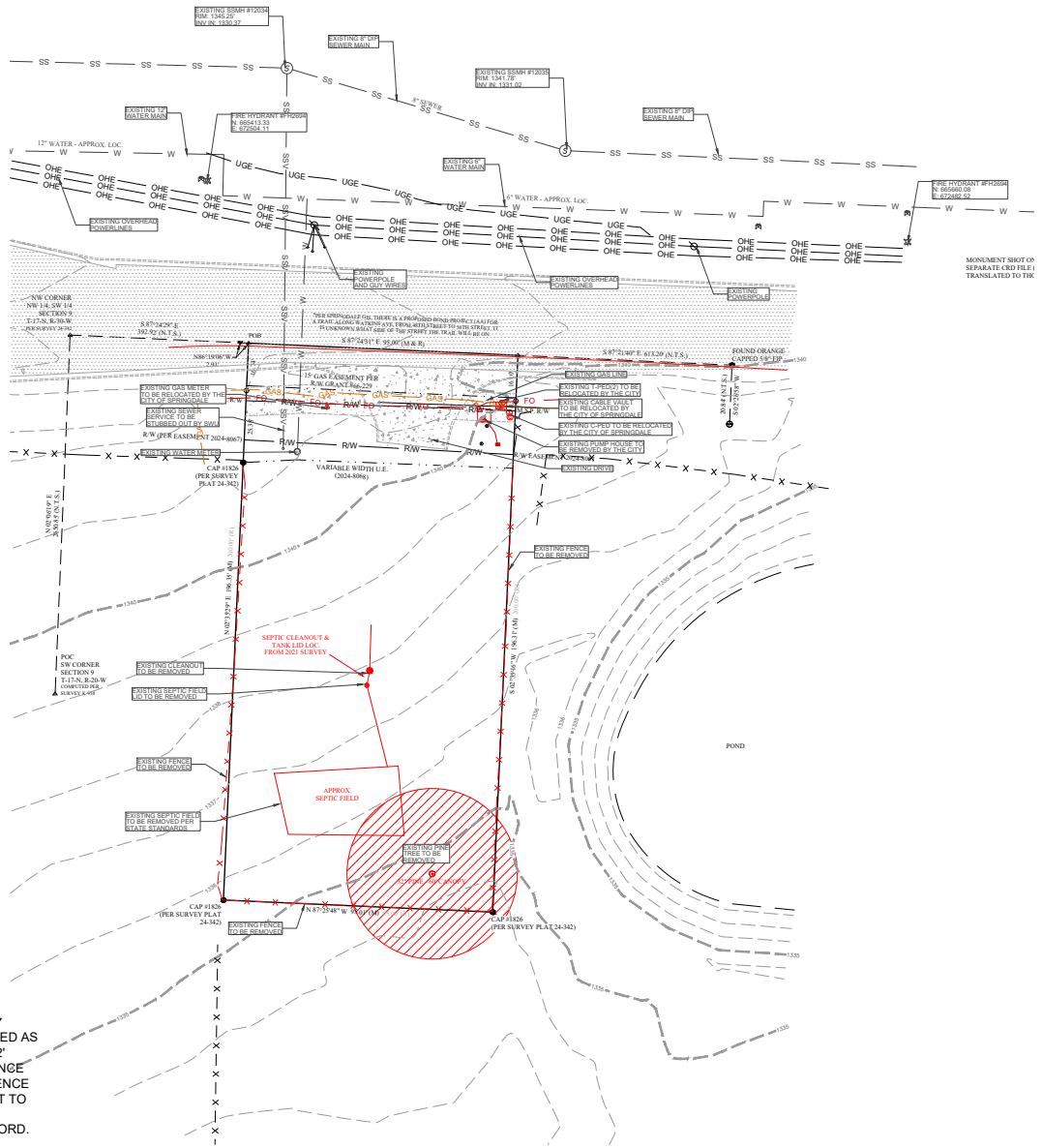
PROPERTY ZONED:
C-5

SETBACKS:
FRONT SETBACK: 30'
FRONT SETBACK IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING: 50'
SIDE SETBACK (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES): 0'
SIDE SETBACK WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT: 20'
REAR SETBACK: 20'

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK K AT PAGE 958
2) INFORMAL PLAT FILED IN BOOK 24 AT PAGE 342
3) CORRECTION WARRANTY DEED FILED IN BOOK 2014 AT PAGE 20302
4) RIGHT-OF-WAY GRANT FILED IN BOOK 866 AT PAGE 229

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS. (FIRM PANEL #05143C0065F. DATED 05/16/2008)

SURVEY DESCRIPTION:
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°06'19"E 2650.85', THENCE S87°24'29"E 392.92' FROM THE SOUTHWEST CORNER OF SAID SECTION 9 AND RUNNING THENCE S87°24'31"E 95.00', THENCE S02°35'16"W 196.31' TO AN EXISTING REBAR, THENCE N87°25'48"W 95.01' TO AN EXISTING REBAR, THENCE N02°35'29"E 196.35' TO THE POINT OF BEGINNING, CONTAINING 0.43 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN WATKINS AVENUE MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



JESSE G. BATES
ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
06-19-2026
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC
#335
NOT FOR CONSTRUCTION
ENGINEER: G. BATES
DRAWN BY: M. WILLIAMS
Copyright © 2023 Bates & Associates, Inc.

REVISIONS

DATE
06/19/26
1st Submittal

M-MILE
NON-LARGE SCALE DEVELOPMENT
EXISTING SITE & DEMO PLAN
SPRINGDALE, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 21-460

DRAWING NO.
SU1

GENERAL NOTES:
1. STOCKPILING OF CONSTRUCTION SPOIL MATERIALS AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD,NOT TO EXCEED (6) MONTHS,
2. PRIOR TO FINAL A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION.
   A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY PLANNING BY THE PLANNING COMMISSION
   B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY
   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING
   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING
   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE
3. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

NOTE:
IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.

NOTE:
PROPOSED STREETLIGHT FIXTURE SHALL BE BY LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS

ZONING REGULATIONS - C-5 THOROUGHFARE COMMERCIAL DISTRICT
* - PROPERTY IS LOCATED IN SOUTHWEST OVERLAY

HEIGHT REGULATIONS: THERE SHALL BE NO MAXIMUM HEIGHT LIMITS IN C-5 DISTRICT; PROVIDED, HOWEVER, THAT ANY BUILDING WHICH EXCEEDS THE HEIGHT OF TWENTY (20) FEET SHALL BE SET BACK FROM ANY BOUNDARY LINE OF ANY RESIDENTIAL DISTRICT A DISTANCE OF ONE (1) FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF TWENTY (20) FEET.

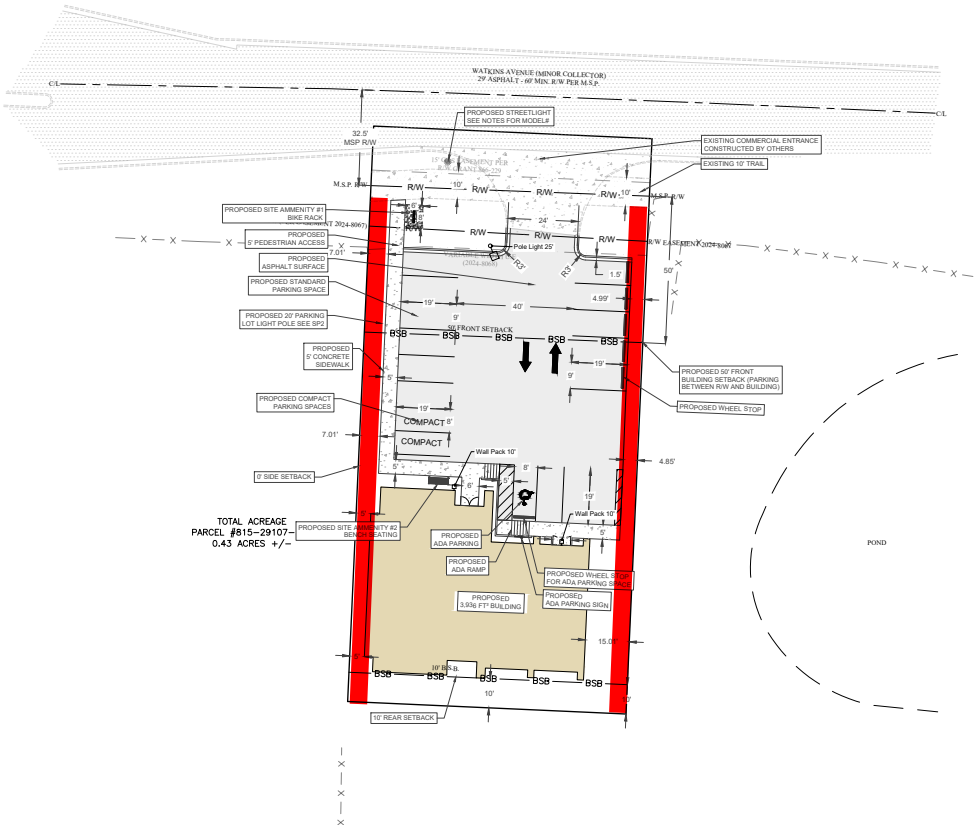
AREA REGULATIONS:
THERE SHALL BE A MINIMUM LOT AREA OF FOURTEEN THOUSAND (14,000) SQUARE FEET. IN ADDITION, THERE SHALL BE A LOT WIDTH OF NOT LESS THAN ONE HUNDRED (100) FEET.

SETBACKS:
FRONT SETBACK: 30'
FRONT SETBACK IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING: 50'
SIDE SETBACK (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES): 0'
SIDE SETBACK WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT: 20'
REAR SETBACK: 20'

GREENSPACE:
EACH DEVELOPED LOT SHALL PROVIDE AND MAINTAIN:

1. A LANDSCAPED BUFFER, NOT LESS THAN TEN (10) FEET WIDE, ALONG THE FRONT PROPERTY LINE. WHEN ADJACENT TO THE PROPERTY LINE OF A RESIDENTIAL USE A FIVE (5) FOOT LANDSCAPED AREA AND A SIX-FOOT OPAQUE SCREEN SHALL BE REQUIRED.
2. LANDSCAPING, INCLUDING GRASS, SHRUBS AND TREES, AND WITHOUT STRUCTURE OR PAVEMENT, OF A MINIMUM OF TEN (10) PERCENT OF THE TOTAL SURFACE AREA OF THE LOT OR DEVELOPMENT.

PARKING REQUIREMENTS
MEDICAL CLINICS:ONE (1) SPACE PER THREE HUNDRED (300) SQ. FT. OF NET FLOOR SPACE
3936 FT² / 300 = 13.12
PARKING REQUIRED: 13.12(13) STANDARD SPACES
1 ADA SPACE
PARKING PROVIDED: 14 STANDARD SPACES
1 ADA SPACE
2 COMPACT SPACES (14 x 20% = 2.8 SPACES MAX)
17 SPACES PROVIDED TOTAL



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0 20 40

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES
06-19-2026
BATES & ASSOCIATES, INC #335 CERTIFICATE OF AUTHORIZATION
NOT FOR CONSTRUCTION
ENGINEER: G. BATES
DRAWN BY: M. WILLIAMS
Copyright © 2026 Bates & Associates, Inc.

REVISIONS

DATE	
06/19/26	1st Submittal

M-MILE
NON-LARGE SCALE DEVELOPMENT
SITE PLAN
SPRINGDALE, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 21-460
DRAWING NO.: SP1

BATES
Engineers · Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

May 4th, 2026

RE: Adjoining Property Owners

To the City of Springdale Planning Staff. I, Derrick Thomas, Licensed Surveyor #1642, do certify the following list of adjoining property owners adjacent to the subject property.

Derrick Thomas, P.L.S.

Subject Property: 815-29107-360
Subject Property Owner: Trayan K Milanov & Tsvetomira V Milanova

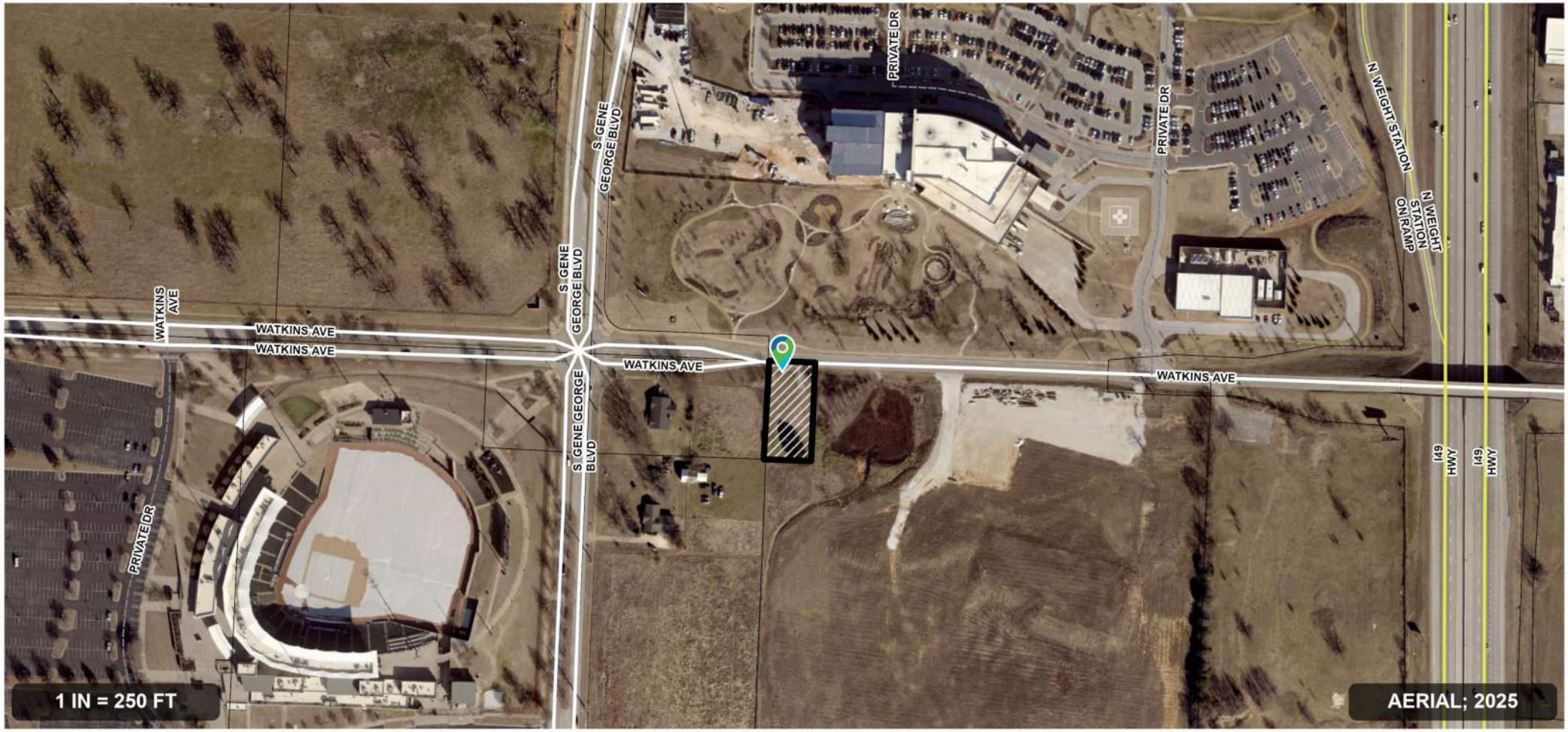
---

Parcel: 815-29107-201
Owner: ARKANSAS CHILDREN'S NORTHWEST INC
Address: 1 CHILDREN'S WAY
LITTLE ROCK, AR 72202-3591

Parcel: 815-29107-331
Owner: UNIVERSITY OF ARKANSAS BOARD OF TRUSTEES
Address: 405 ADMINISTRATION BLDG
FAYETTEVILLE, AR 72701

Parcel: 815-29107-330 & 815-29107-340
Owner: CLAYPOOL FARM LLC
Address: PO BOX 4034
FAYETTEVILLE, AR 72702-4034

Parcel: 815-29107-200
Owner: C L GEORGE & SONS
Address: PO BOX G
SPRINGDALE, AR 72765



PROJECT AREA

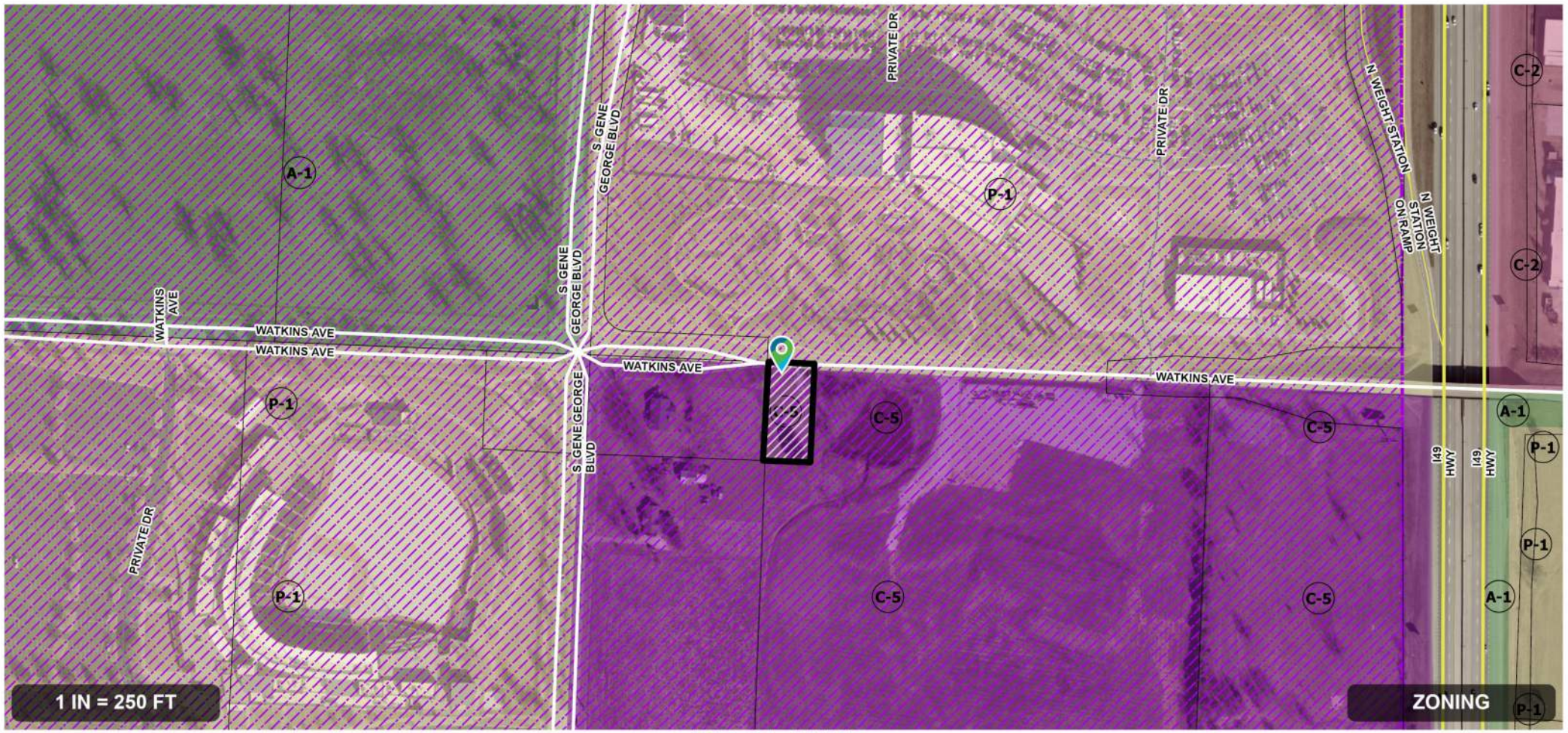
PUBLIC NOTICE

B26-81: M-Mile

5469 Watkins Avenue

B26-81: Variance for Reduction of Side Buffers

N



PROJECT AREA

PUBLIC NOTICE

B26-81: M-Mile

5469 Watkins Avenue

B26-81: Variance for Reduction of Side Buffers

N

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Sarah Geurtz	Name: MARGARITA FIGUEROA
E-mail:	E-mail:
Address: 813 W Meadow Ave Springdale, AR 72764	Address: 3434 REYNOLDS AVE SPRINGDALE, AR 72764
Phone: 479-756-1266	Phone: (479) 595-2034
Site/ Location: 3434 REYNOLDS AVE SPRINGDALE, AR 72764	Current Zoning: SF-3
Assessor's Parcel Number(s): 815-39067-000	Rezone Required: n/a
	Total Acreage: ~0.16 acre

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☒ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☒ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☒ $75.00

STAFF USE ONLY

Date Application Submitted: 7/15/26 Project Number: B26-83

Date Accepted as Complete: 7/15/26 Receipt Number: 6470

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

A Variance is requested from Chapter 130 Zoning Ordinance, Article 4 District Regulations, Sec 2 Residential Districts, 2.5 - SF-3 Medium density single family residential district, to allow a covered patio of approximately 10' in depth across a portion of the rear (north) of the existing home, within the existing rear 20' bsb. The porch would not extend into the existing easement that covers the rear (northern) 10'.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Strict application of this provision would prevent the owner from enjoying their existing concrete rear patio to the extent possible if they had a permanent cover, like others in the subdivision have done.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Granting of this Variance would enable the owner better usage from their 20' deep back yard by providing weather coverage, providing increased usage of this space, while staying out of the rear easement in this subdivision, such as some other properties in the subdivision have done.

Record Property Owner(s): MARGARITA FIGUEROA

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Sarah Geurtz

Signature: Sarah Geurtz Date: 7/13/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

July 15, 2026

Springdale Planning Department
Attention: Sharon Tromburg
201 Spring Street
Springdale, AR 72764

RE: Reynolds Ave BSB Request

Ms. Tromburg,
We are submitting for a Variance to the code's rear building setback requirements. The property owner is requesting to construct a covered pavilion within approximately 10' of the rear 20' deep building setback at 3434 Reynolds Ave in Springdale. The existing 10' deep easement along the property's rear property line would not be encroached upon.

The shed seen in aerials in the northwestern property corner is on skids so it can be moved; it is not a permanent structure.

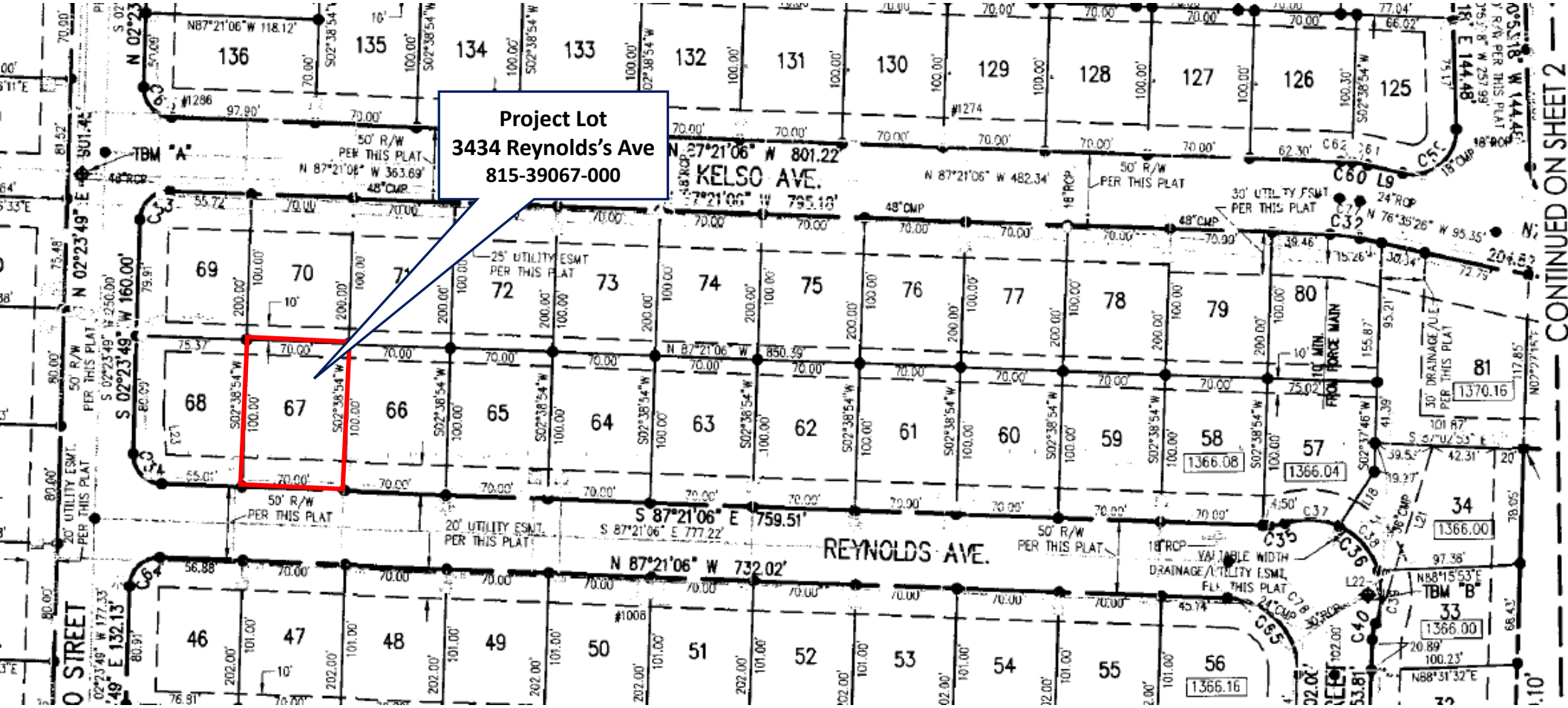
Please contact us if additional documentation is needed to process this Variance request. We look forward to working with your staff to complete the review of this proposed rezone.

Respectfully,

Sarah Geurtz, RLA
[redacted]

Site Plan for Reynolds Ave BSB Variance Request

Site Plan for Reynolds Ave BSB Variance Request



Current site image - looking west. Showing the space where the covered porch is desired. Owner reports that the shed in the background (NE corner) is on skids (so it can moved off the easement if needed).

Reynolds Ave BSB Variance Request adjacent neighbor notification list			
creation date: 7.13.26 by SDG from Washington County Assessor's gis site			
map #	**Parcel Id**	**Owner**	**Owner Address**
1	815-39069-000	HARRY, MULANI MARK; JAMES, KERBINA ANN RUTH	3409 KELSO AVE SPRINGDALE, AR 72764
2	815-39070-000	LOMAS, DENISE	3433 KELSO AVE SPRINGDALE, AR 72764
3	815-39071-000	TREJO, ROBERTO	3457 KELSO AVE SPRINGDALE, AR 72764
4	815-39066-000	VAZQUEZ, DANIELA M; VAZQUEZ, ESTEFANIA	3458 REYNOLDS AVE SPRINGDALE, AR 72764
5	815-39048-000	HERNANDEZ-ULLOA, VERONICA & ARAUJO, FIDEL HERNANDEZ	3459 REYNOLDS AVE SPRINGDALE, AR 72764
6	815-39047-000	PARKER, LAUREN	3435 REYNOLDS AVE SPRINGDALE, AR 72764
7	815-39046-000	VASQUEZ, HILDA CECILIA QUIJADA; MANCIA, SANTOS ERNESTO ASENCIO	3411 REYNOLDS AVE SPRINGDALE, AR 72764-6752
8	815-39068-000	HERMON, MARTON	3410 REYNOLDS AVE SPRINGDALE, AR 72764

PROJECT AREA

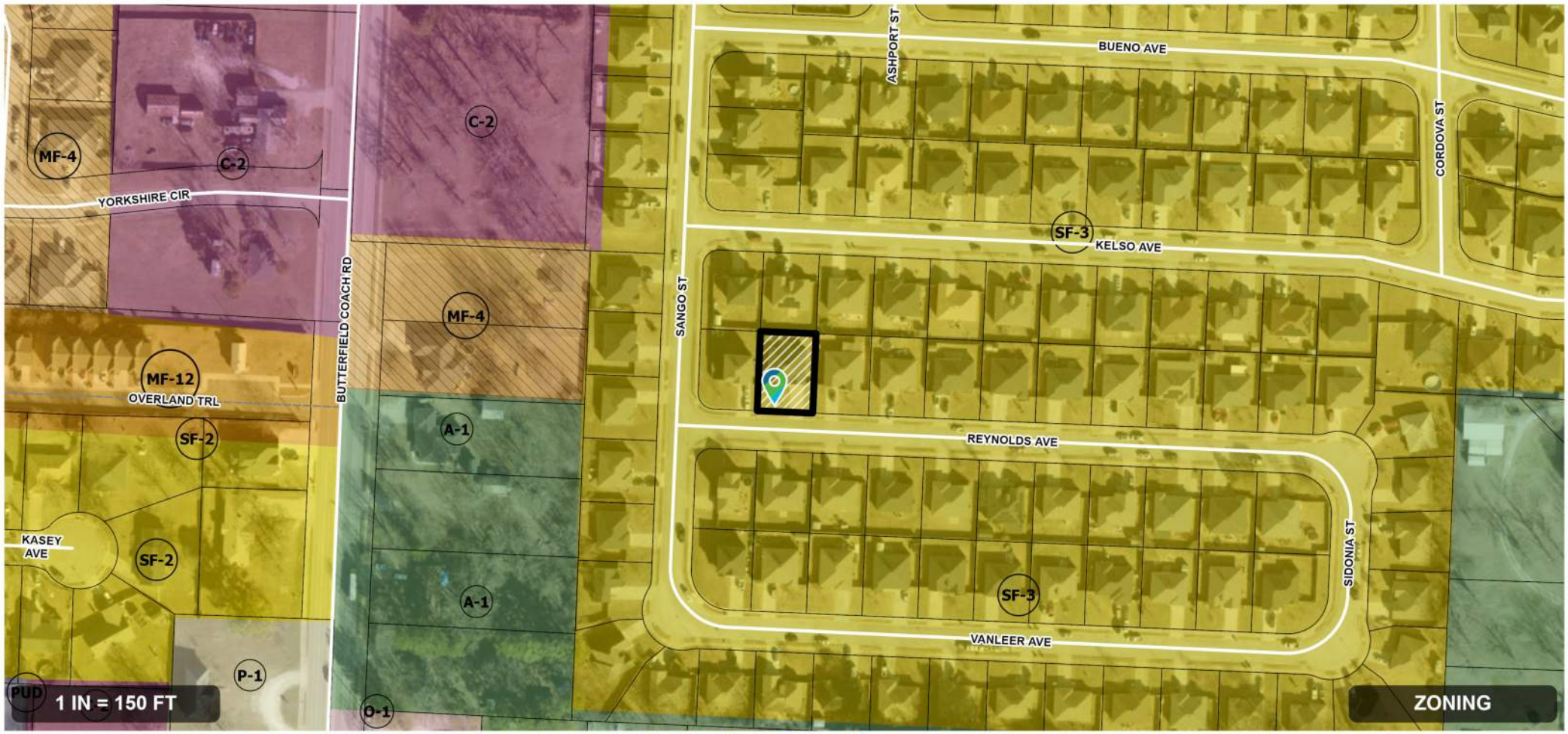
PUBLIC NOTICE

B26-83: Margarita Figueroa

3434 Reynolds Avenue

B26-83: Variance for Reduction of Rear Setback

N



PROJECT AREA

PUBLIC NOTICE

B26-83: Margarita Figueroa

3434 Reynolds Avenue

B26-83: Variance for Reduction of Rear Setback

N

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)	Site/ Location: 1212 ESI Drive
Name: Tom Lundstrum	Assessor's Parcel Number(s): 815-28608-007
E-mail: tom@lundstrum.us	Current Zoning: I-1
Address: 1212 ESI Drive Springdale, AR 72764	Waiver Requested: Street Impovments
Phone: 479-957-1490	Total Acreage: 1.78

Please describe your request in detail:

This request is to forego the installation of the proposed city light pole in front of the new Chemstation of the Ozarks warehouse/office on ESI Drive. With no future building plans on ESI Drive, this would be the only light pole on the entirety of the ESI Drive. The new Chemstation of the Ozarks warehouse/office has 3 light poles across the property that effectively illuminate the necessary areas throughout the parking lot and truck dock that is used for all deliveries. The photometric plan that was submitted to and approved by the city didn't include or take this proposed light pole into account.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 7/28/26 Project Number: W26-36

ARKANSAS ONE CALL SYSTEM INC.
LAW REQUIRES 811 STOP CALL BEFORE YOU DIG

ONE-CALL TICKET #231205-0671
COMPLETE 12/XX/2023

CONSTRUCTION PLANS FOR

A

LARGE SCALE DEVELOPMENT

CHEMSTATION

FACILITY EXPANSION

1212 ESI DRIVE
SPRINGDALE, ARKANSAS

L25-02

April 30, 2025

BY

ENGINEERING SERVICES INC.

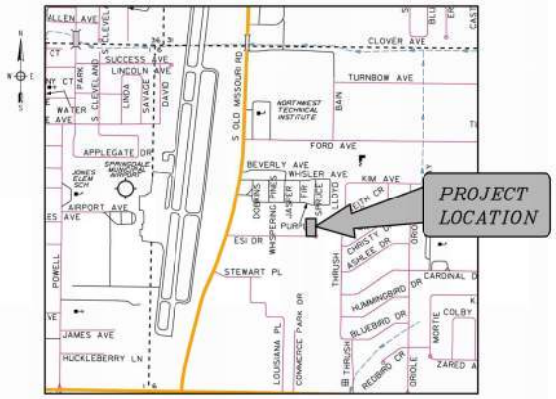
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

City of Springdale Engineering
Approved for Construction
05/01/2025 8:30:04 AM KEH

City of Springdale
Approved For Construction
05/06/2025 1:47:44 PM ronhr

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479-575-1424
OZARKS ELECTRIC COOPERATIVE WES MAHAFFEY – 479-263-2167
SPRINGDALE WATER UTILITIES LARRY PEDKHAM – 479-751-5751
COX COMMUNICATIONS CHRIS BYRD – 479-751-2000
AT&T LAYNE RHODES – 479-442-1977
SPRINGDALE FIRE DEPARTMENT BLAKE HOLTE – 479-750-8190
OZARKSGO 479-684-4900

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	GRADING & STORM DRAINAGE PLAN
4	STORM DRAINAGE DETAILS
5	PAVING & SIGNAGE PLAN
6-7	UTILITY PLAN & DETAILS
8-9	TYPICAL DETAILS
10	LANDSCAPING PLAN
11	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
12-14	LIGHTING PLAN & DETAILS



VICINITY MAP

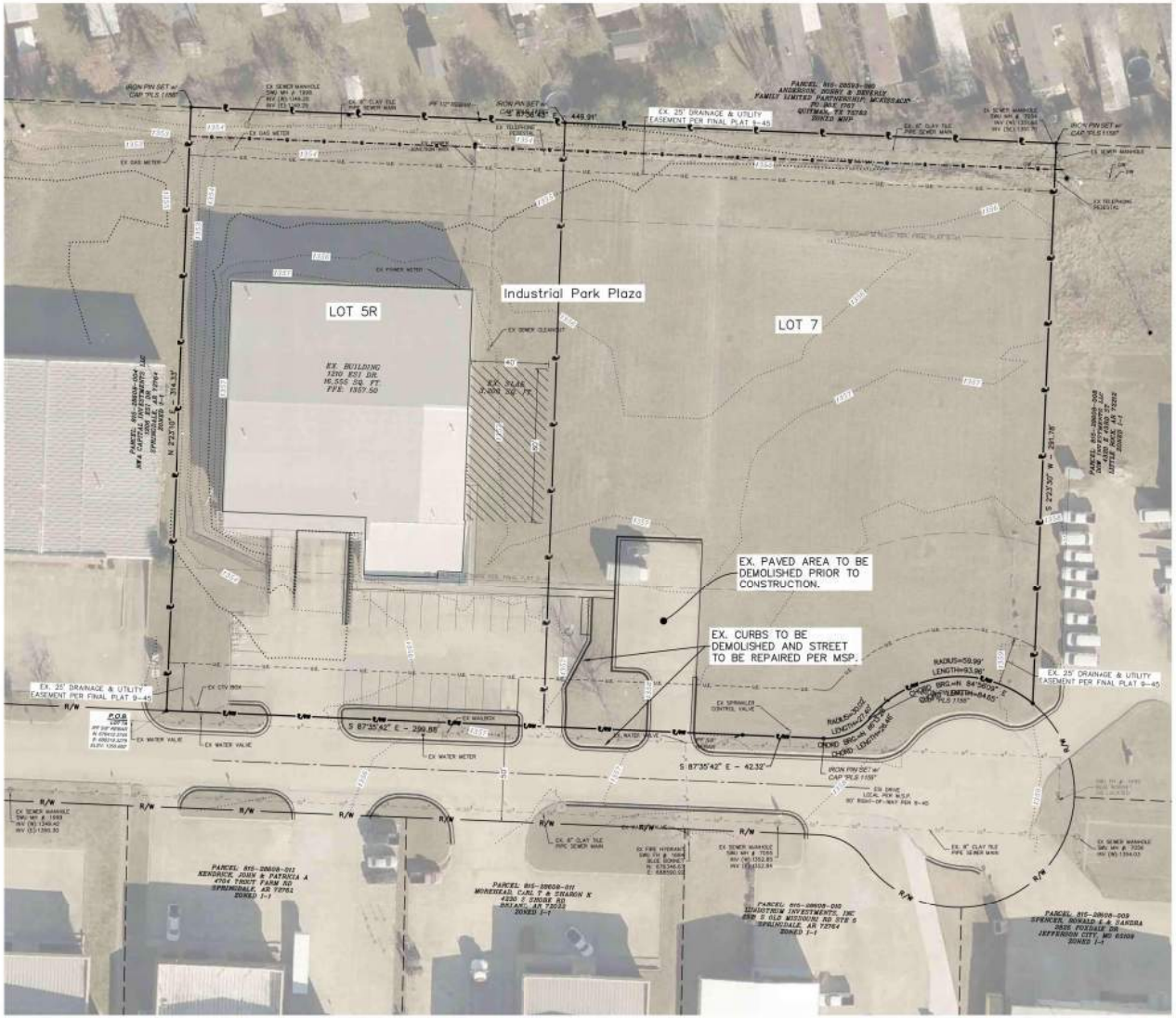
ARKANSAS
LICENSED PROFESSIONAL ENGINEER
BRANDON JAY RUSH
3/27/2025

ENGINEERING SERVICES INC.
131

BRANDON JAY RUSH, P.E. No. 19947
ENGINEERING SERVICES, INC.

NOTES :

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. WAIVER W25-03 FOR SIDEWALKS ALONG ESI DRIVE WAS APPROVED AT THE APRIL 22, 2025 CITY COUNCIL MEETING.
4. VARIANCE B25-05 FOR LANDSCAPING WAS APPROVED AT THE APRIL 1, 2025 PLANNING COMMISSION MEETING.



LEGEND

IRON PIN FOUND
IRON PIN SET
PROPERTY LINE
EX. EASEMENT LINE
EX. BUILDING SETBACK LINE
EX. ROAD CENTERLINE
EX. CURB & GUTTER
EX. WATER LINE
EX. 8" SEWER LINE
EX. STORM DRAIN LINE
EX. OVERHEAD POWER LINE
EX. FIBER OPTIC LINE
EX. OVERHEAD UTILITY
EX. UNDERGROUND TELEPHONE
EX. FENCE
EX. WATER METER
EX. FIRE HYDRANT
EX. SEWER MANHOLE
EX. POWER POLE
EX. WATER VALVE
EX. LIGHT POLE
EX. WATER METER
EX. CONTOUR
PROPOSED CONTOUR
PROPOSED FENCE
PROPOSED EASEMENT LINE
PROPOSED BUILDING SETBACK LINE
PROPOSED CURB & GUTTER
PROPOSED FIRE HYDRANT
PROPOSED WATERLINE
PROPOSED SEWER MANHOLE & PIPE
PROPOSED SINGLE WATER SERVICE
PROPOSED DOUBLE WATER SERVICE
PROPOSED SEWER SERVICE
PROPOSED LIGHT POLE
PROPOSED HANDICAP RAMP
PROPOSED STORM BOX & PIPE

BUILDING/FIRE INFORMATION

OCCUPANCY GROUPS:	S-2; II
CONSTRUCTION TYPE:	IIB
SPRINKLED:	YES
HIGH RACK STORAGE:	YES

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 30'
0 15' 30' 60'

VICINITY MAP
N.T.S.

OWNER/DEVELOPER: HALL SISTERS LLC
1327 ELM SPRINGS RD
SPRINGDALE, AR 72762

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

PARCEL: 815-28608-007 & 815-28608-005

CITY ZONING: I-1 (LIGHT INDUSTRIAL)

BUILDING SETBACKS: FRONT – 75' PER FINAL PLAT 9-45
REAR SETBACK – 50' PER FINAL PLAT 9-45

GROSS SITE AREA: 1.67 ACRES

NET SITE AREA: 1.67 ACRES

PARKING REQUIRED: WAREHOUSE – 1 SPACE/1,200 SQUARE FEET OF GROSS FLOOR AREA.
MANUFACTURING – 1 SPACE/6,000 SQUARE FEET OF GROSS FLOOR AREA.
OFFICE – 1 SPACE/300 SQUARE FEET OF NET FLOOR AREA.

PARKING REQUIRED: 10,731 SF / 1,200 SF = 10 SPACES
10,737 SF / 6,000 SF = 2 SPACES
1,285 SF / 300 SF = 5 SPACES

17 SPACES REQUIRED (INCLUDING 1 ADA)

PARKING PROVIDED: 20 SPACES (INCLUDING 1 ADA)

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X", (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAP # 05143C0009F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: APRIL 4, 2008.

PARCEL 815-28608-007:

LOT 7 IN INDUSTRIAL PARK PLAZA, AN ADDITION TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.
SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

PARCEL 815-28608-005:

LOT NUMBER SIX (6), IN INDUSTRIAL PARK PLAZA, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON THE FINAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

AND

LOTS NUMBERED TWO (2), THREE (3) AND FIVE (5), IN INDUSTRIAL PARK PLAZA, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON THE FINAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

AND

PART OF LOTS ONE (1) AND TWO (2) AND ALL OF LOT TWELVE (12), IN BLOCK TWELVE (12), IN THE ORIGINAL TOWN OF TONTITOWN, ARKANSAS AS PER THE RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY.

City of Springdale
Approved For Construction
05/06/2025 1:47:48 PM ronhr

L25-02

ESI
ENGINEERING SERVICES, INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

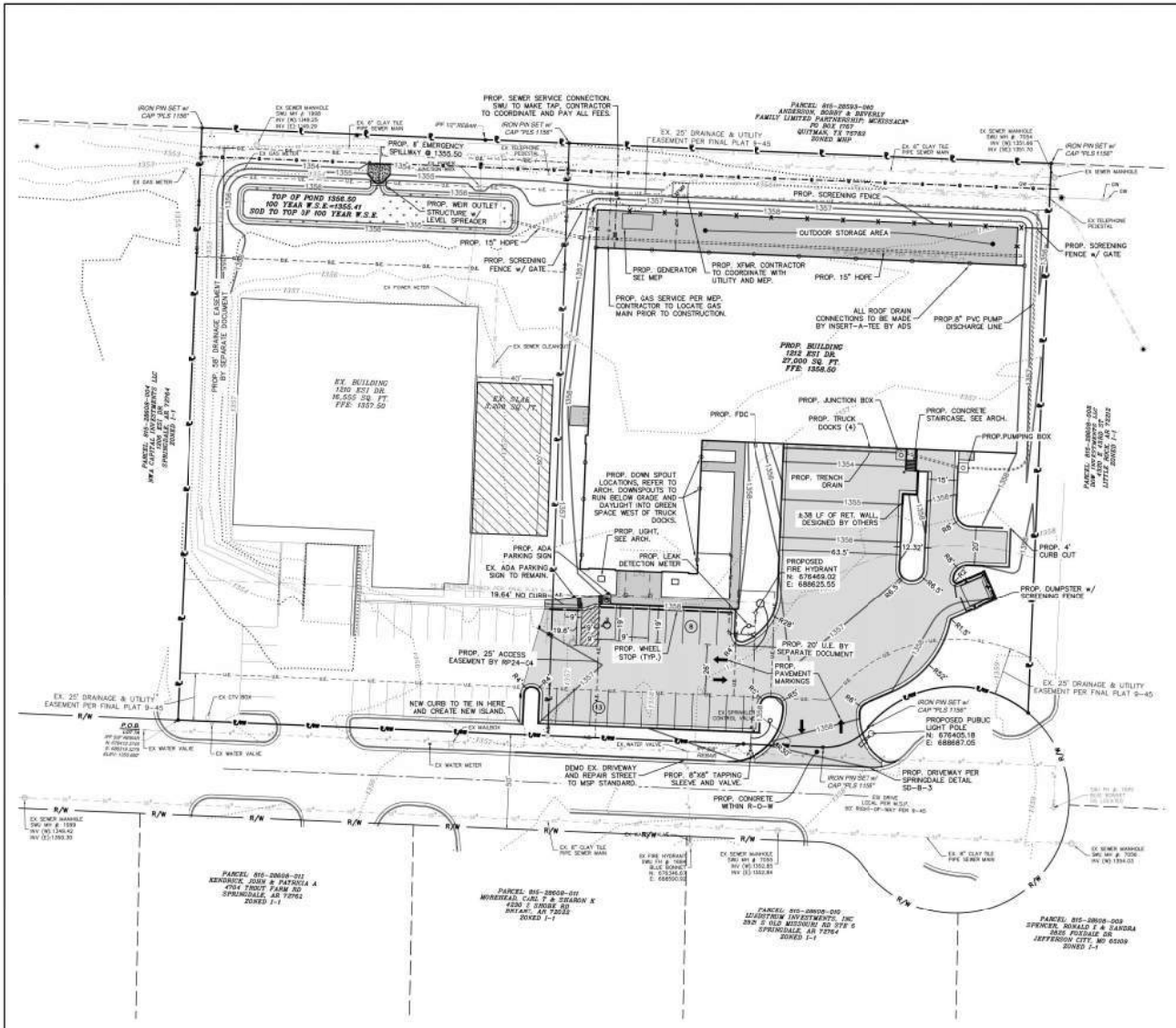
EXISTING CONDITIONS
CHEMSTATION FACILITY EXPANSION
1212 ESI DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Feb 18, 2025
DRAWN: TJH
DWG. BY: BAB
W.O. # 23914

1

Return to Agenda



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. WATER LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER LINE
- EX. FIBER OPTIC LINE
- EX. OVERHEAD UTILITY
- EX. UNDERGROUND TELEPHONE
- EX. FENCE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. WATER METER
- EX. CONTOUR
- PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE

BUILDING/FIRE INFORMATION

OCCUPANCY GROUPS:	H3, S
CONSTRUCTION TYPE:	IIB
SPRINKLED:	YES
HIGH RACK STORAGE:	YES

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 30'

OWNER/DEVELOPER: HALL SISTERS LLC
1327 ELM SPRINGS RD
SPRINGDALE, AR 72762

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

PARCEL: 815-28608-007

CITY ZONING: I-1 (LIGHT INDUSTRIAL)

BUILDING SETBACKS: FRONT – 75' PER FINAL PLAT 9-45
REAR SETBACK – 50' PER FINAL PLAT 9-45

GROSS SITE AREA: 1.67 ACRES

NET SITE AREA: 1.67 ACRES

PARKING REQUIRED: WAREHOUSE – 1 SPACE/1,200 SQUARE FEET OF GROSS FLOOR AREA.
MANUFACTURING – 1 SPACE/6,000 SQUARE FEET OF GROSS FLOOR AREA.
OFFICE – 1 SPACE/300 SQUARE FEET OF NET FLOOR AREA.

PARKING REQUIRED: 11,374 SF / 1,200 SF = 9 SPACES
11,374 SF / 6,000 SF = 2 SPACES
1,523 SF / 300 SF = 5 SPACES
16 SPACES REQUIRED (INCLUDING 1 ADA)

PARKING PROVIDED: 21 SPACES (INCLUDING 1 ADA)

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X", (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAP # 05143C0080G, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JANUARY 25, 2024.

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) MINOR CHANGES TO THESE PLANS MAY BE MADE AT THE DISCRETION OF THE ENGINEER OF RECORD AS LONG AS CHANGES STILL MEET SPRINGDALE CITY CODES.
7) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
8) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
9) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND; EXCLUDING 12Kv AND ABOVE.
10) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
    A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
    D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
11) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL.
12) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
13) ALL PAVEMENT LIGHT DUTY PER GEOTECHNICAL ENGINEERS REPORT.
14) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
15) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

City of Springdale
Approved For Construction
05/06/2025 1:47:48 PM ronhr

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

LARGE SCALE DEVELOPMENT PLAN
CHEMSTATION FACILITY EXPANSION
1212 ESI DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

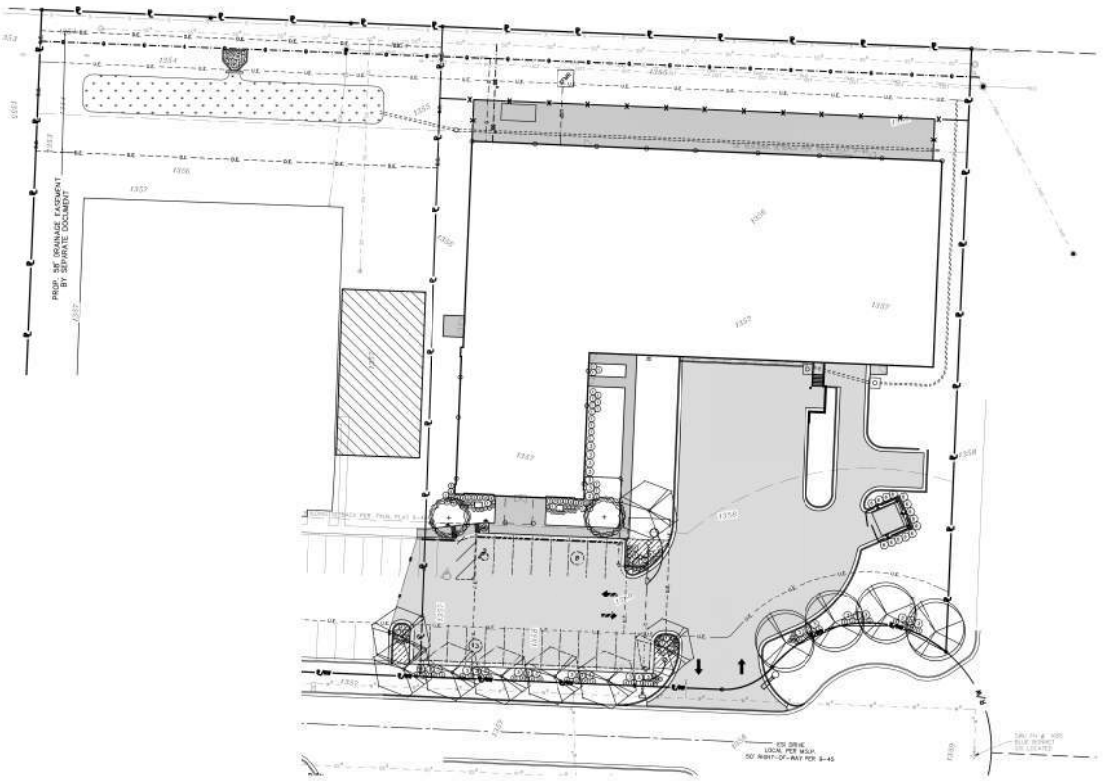
SCALE: 1"=30'
DATE: Apr 30, 2025
DRAWN: TJH
DWG. BY: BAR
W.O. # 23914

L25-02

2

Return to Agenda

City of Springdale
Approved For Construction
05/06/2025 1:47:49 PM ronhr



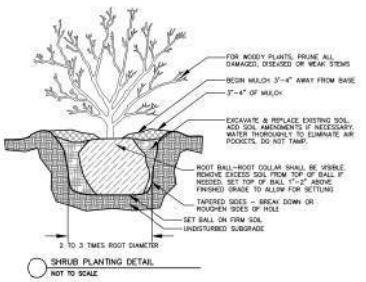
INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	Frontier Elm	Ulmus 'Frontier'	4	2" Cal B & B
	Sugar Maple	Acer saccharum	8	2" Cal B & B
+	Forest Pansy Redbud	Cercis canadensis	2	2" Cal B & B

INDEX OF SHRUBS

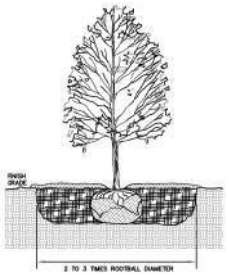
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
(1)	Little Henry's Sweetspire	Itea virginica	36	3 GAL.
(2)	Wintergreen Boxwood	Buxus microphylla	50	3 GAL.
(3)	Maiden Grass	Miscanthus sinensis	31	3 GAL.

1. AUTOMATIC DESIGN/BUILD IRRIGATION SYSTEM OR HOSE BIBS SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS AND SHALL CONFORM TO CITY OF SPRINGDALE REQUIREMENTS. 150' MAX RADIUS FOR HOSE BIBS



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR USABLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 3" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

1. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
2. ALL PLANTING BEDS SHALL RECEIVE 12" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL.
3. ALL PLANTING BEDS SHALL RECEIVE 3-4" ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TRUNK, AND SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
4. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
5. EVERGREEN TREE MATERIALS SHALL BE B&B WITH A MIN HEIGHT OF 8'
6. ALL PLANT SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO; WATERING SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY OWNER.
8. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF TOTAL ACCEPTANCE BY OWNER.
9. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON.
10. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
11. ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY TO BE SODDED, HYDROSEEDED, OR REVEGETATED WITH BERMUDA MIX WHICH IS CERTIFIED FREE FROM WEED SEEDS.

LANDSCAPE PARKING REQUIREMENTS:

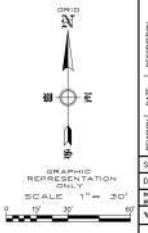
TOTAL PARKING AREA PROVIDED: 6,206 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 496 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 567 SQ. FT. (9.1%)

INTERIOR LANDSCAPING AREAS

AREAS COUNTED TOWARDS PARKING PROVIDED.

LANDSCAPE FRONTAGE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 220 LINEAR FT. ESI DRIVE
TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 25'
= 9 TREES AND 63 SHRUBS
TOTAL FRONTAGE LANDSCAPE PROVIDED:
9 TREES AND 68 SHRUBS



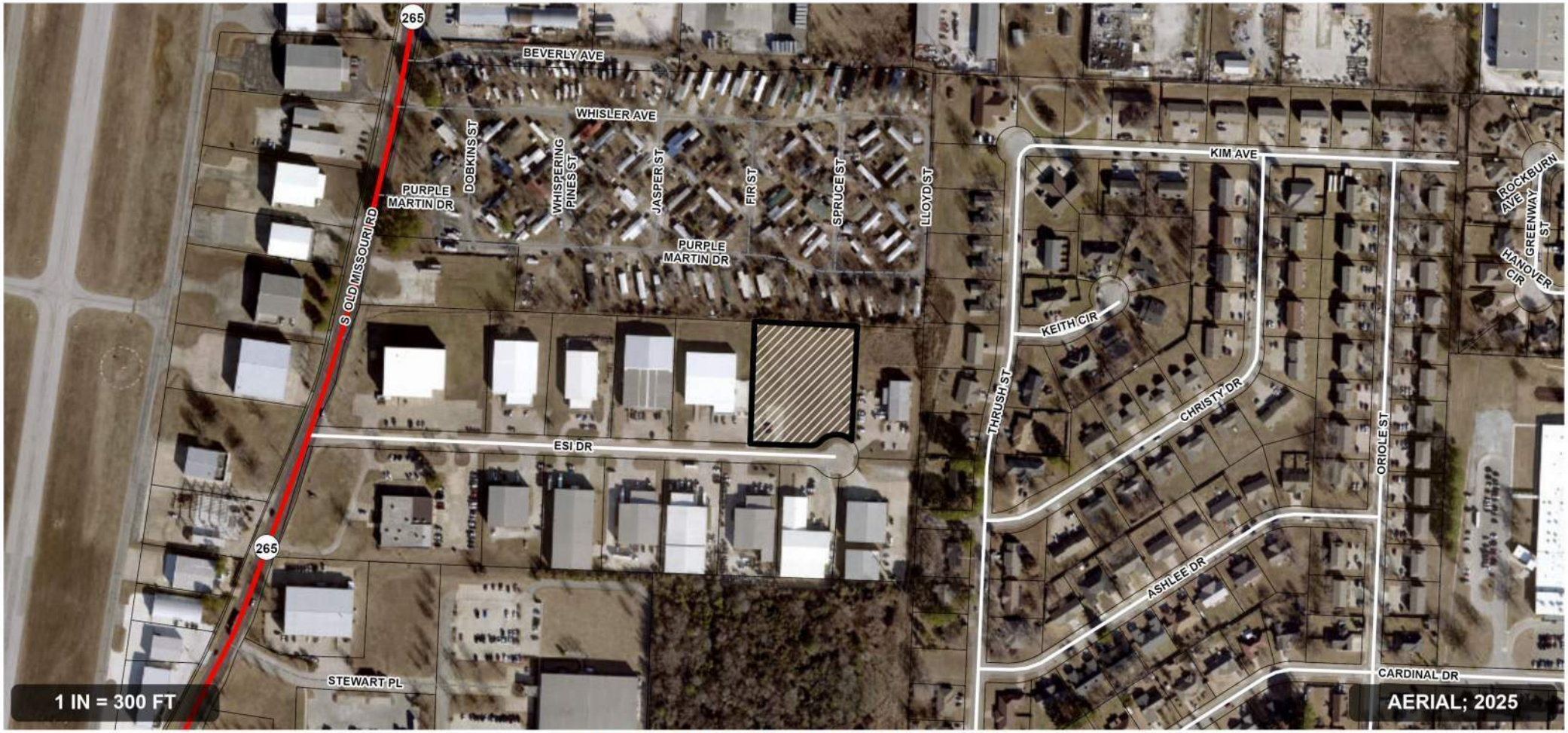
ESI ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

LANDSCAPING PLAN
CHEMSTATION FACILITY EXPANSION
1212 ESI DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Mar 24, 2025
DRAWN: TJH
DESIGN BY: BAB
W.O. # 23914

L25-02 10



PROJECT AREA

W26-36: ChemStation of the Ozarks

1212 ESI Drive

Waiver of Street Improvements; Light Pole on ESI Drive

N

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

June 25, 2026

City of Springdale
Planning Commission
201 Spring Street
Springdale, AR 72764

Re: Vale on Watkins Approval Extension Request
CTA No. 24108600
L25-15

Planning Commissioners,

I am writing to request a 1-year approval extension for L25-15 Vale on Watkins apartment complex. Following the original planning commission approval, Springdale Water Utilities (SWU) requested sewer studies at the Wildcat Creek Lift Station and in the downstream sewer lines that will service the proposed development. Potential capacity issues were identified, and the developer has been advised to hold until SWU completes their detailed study of the basin this fall. At that time, SWU will be able to confirm available capacity or provide more information on what offsite improvements must be completed to expand sewer capacity. In the meantime, the development has been unable to obtain SWU or ADH approval. We hope that this extension will allow sewer issues to be resolved and construction to begin on the Vale on Watkins development.

Should you have any questions, please contact us at 479-636-4838.

Thank you,
Crafton Tull

Kendele J. Boyce

Kendele Boyce, E.I.

VALE ON WATKINS APARTMENTS
SPRINGDALE, ARKANSAS
LSDP - #L25-15

Arkansas One Call
811
Know what's **below**.
Call before you dig.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR
FOUND MONUMENT/ROW	INDEX CONTOUR
ARV AIR RELEASE VALVE	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
ELECTRIC BOX/PEDESTAL	GAS LINE
ELECTRIC JUNCTION BOX	WATER LINE (SPECIFY SIZE & TYPE)
ELECTRIC TRANSFORMER	UNDERGROUND TELEPHONE
FDC FIRE DEPARTMENT CONNECTION	UNDERGROUND ELECTRIC
FH FIRE HYDRANT	OVERHEAD ELECTRIC
GM GAS METER	UNDERGROUND TELEVISION
GV GAS VALVE	OVERHEAD TELEVISION
LP LIGHT POLE	CHAIN LINK FENCE
PP POWER POLE	WOOD FENCE
SANITARY MANHOLE	BARBED WIRE FENCE
CO SANITARY SEWER CLEANOUT	FIBER OPTIC
SPRINKLER HEAD	RIGHT OF WAY
TELEPHONE PEDESTAL	ROAD CENTERLINE
TV PEDESTAL	
WM WATER METER	
WV WATER VALVE	
DOWN GUY	
STORM SEWER PIPE	
DROP/CURB INLET	
GRATED INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY (INCLUDES 8"X6" TEE)	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	BUILDING SET BACK
BACK FLOW PREVENTER	RIGHT OF WAY
REDUCER	PROPERTY LINE
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0065 F, EFFECTIVE DATE MAY 16, 2008.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

VICINITY MAP (NTS)

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ALL MATERIALS TESTING SHALL BE PERFORMED BY A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF ARKANSAS. ALL TESTING SHALL BE PREFORMED PER THE GEO-TECHNICAL REPORT REQUIREMENTS, TECHNICAL SPECIFICATION, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE AT CONTRACTORS EXPENSE.
10. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
11. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ANY AND ALL NECESSARY WARNING AND LIFE SAFETY SIGNS AND DEVICES ASSOCIATED WITH THIS PROJECT.

RETAINING WALL DESIGN, INSPECTION, AND CERTIFICATION BY OTHERS

THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.

CONTACT INFORMATION

OWNER: EDWARD ROSE PROPERTIES, INC.
KIRSTEN RIMES
6101 NEWPORT ROAD
PORTAGE, MI 49002
(269) 321-7836

SITE ENGINEER: CRAFTON TULL
ALI KARR, P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
(479) 636-4838
ALI.KARR@CRAFTONTULL.COM

WATER & SEWER: SPRINGDALE WATER UTILITIES
525 OAK ST.
SPRINGDALE, AR
(479) 751-5751

SITE INFORMATION:

SITE ADDRESS:
TBD
ZONING:
MF-16 (BASE DENSITY 12 UNITS PER ACRE)
BUILDING USE:
MULTI-FAMILY RESIDENTIAL
BUILDING SETBACKS:
FRONT: 30'
SIDE: 8'
REAR: 20'

SITE CALCULATIONS:
GROSS SITE AREA 25.93± ACRES (1,129,586± SQ FT)
NET SITE AREA 25.77± ACRES (1,122,670± SQ FT)
NET 25.77± ACRES / 408 UNITS = 15.8 UNITS PER ACRE
15.8 UNITS = 30.8% INCREASE FROM BASE DENSITY

INCENTIVES:
1. NEIGHBORHOOD GREENS
NEIGHBORHOOD GREENS PROVIDED 2.80± ACRES
(1.22 ACRES COMMON AREA 2, 1.58 ACRES COMMON AREA 4)
408 UNITS = 0.69 ACRES OF GREEN PER 100 UNITS
PROVIDED 1 ACRE OF GREEN PER 100 UNITS = 20% INCREASE = = 13.8% DENSITY INCREASE
2. EXTRA OPEN SPACE
2% EXTRA OPEN SPACE PROVIDED = 2% DENSITY INCREASE
3. EXTRA STONE OR BRICK ON FACADE
35% PROVIDED MINUS 20% REQUIRED = 15% DENSITY INCREASE
13.8+2+15= 30.8% TOTAL DENSITY INCREASE

SITE COVERAGE REQUIRED:
MAXIMUM IMPERVIOUS = 90% OF NET SITE AREA
MINIMUM PERVIOUS = 10% OF NET SITE AREA

SITE COVERAGE PROVIDED:
450,898± SQ FT IMPERVIOUS AREA / 1,122,670± SQ FT NET SITE AREA = 40%
671,772± SQ FT PERVIOUS AREA / 1,122,670± SQ FT NET SITE AREA = 60%

"REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED."

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET 1 OF 2
C-003	PROJECT CONTROL SHEET 2 OF 2
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C-005	PHASING PLAN (C)
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN A
C-103	SITE PLAN B
C-104	SITE PLAN C
C-105	OVERALL GRADING PLAN
C-106	GRADING PLAN A
C-107	GRADING PLAN B
C-108	GRADING PLAN C
C-109	GRADING PLAN D
C-110	GRADING PLAN E
C-111	GRADING PLAN F
C-112	GRADING PLAN G
C-113	GRADING PLAN H
C-114	GRADING PLAN I
C-115	GRADING PLAN J
C-116	OVERALL UTILITY PLAN (C)
C-117	UTILITY PLAN A (C)
C-118	UTILITY PLAN B (C)
C-119	UTILITY PLAN C (C)
C-120	UTILITY PLAN D (C)
C-121	UTILITY PLAN E (C)
C-122	UTILITY PLAN F (C)
C-123	UTILITY PLAN G (C)
C-124	UTILITY PLAN H (C)
C-125	UTILITY PLAN I (C)
C-126	UTILITY PLAN J (C)
C-127	EROSION CONTROL PHASE 1
C-128	EROSION CONTROL PHASE 2
C-129	PAVING PLAN
C-130	SIGNAGE AND LIGHTING PLAN A
C-131	SIGNAGE AND LIGHTING PLAN B
C-132	SIGNAGE AND LIGHTING PLAN C
C-201	STORM LINE 1 P&P (C)
C-202	STORM LINE 1 P&P (C)
C-203	STORM LINE 2 P&P (C)
C-204	STORM LINE 2 P&P (C)
C-205	STORM LINE 3 P&P (C)
C-206	STORM LINE 4 & 5 P&P (C)
C-207	STORM LINE 6, 7 & 8 P&P (C)
C-208	STORM LINE 9 & 10 P&P (C)
C-209	STORM LINE 11 & 12 P&P (C)
C-210	STORM LINE 13 & 14 P&P (C)
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C-216	SANITARY SEWER LINE 1 P&P (C)
C-217	SANITARY SEWER LINE 2 P&P (C)
C-218	SANITARY SEWER LINE 2 P&P (C)
C-219	SANITARY SEWER LINE 3 & 4 P&P (C)
C-220	SANITARY SEWER LINE 4 P&P (C)
C-221	WATERLINE 1 P&P (C)
C-222	WATERLINE 2 P&P (C)
C-223	WATERLINE 2 P&P (C)
C-224	WATERLINE 2 P&P (C)
C-225	WATERLINE 3 P&P (C)
C-226	WATERLINE 3 P&P (C)
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C-228	WATERLINE 4 P&P (C)
C-229	WATERLINE 5 & 6 P&P (C)
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C-503	STANDARD DETAILS 2 OF 3
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• ES103	FIXTURE CUT SHEETS
• (BY OTHERS)	

PROPERTY DESCRIPTION

PARCELS # 815-30838-500, 815-30838-100, 815-30841-901, AND 815-30841-900

DESCRIPTION AS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. NCS1219194-MICH, DATED MAY 13, 2024, 8:00 A.M. IN "EXHIBIT A":

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHINGTON, STATE OF ARKANSAS, AND IS DESCRIBED AS FOLLOWS:

TRACT 1:

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8); THENCE NORTH 00 DEGREES 08 MINUTES 46 SECONDS EAST - 1,319.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST - 1,189.66 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS EAST - 250.69 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 18 SECONDS WEST - 130.88 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 55 SECONDS EAST - 1067.85 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 13 SECONDS WEST - 1,320.61 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 42 SECONDS WEST - 1,319.46 FEET TO THE POINT OF BEGINNING, CONTAINING 39.19 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

TRACT 2:

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8), BEING THE POINT OF BEGINNING, RUNNING NORTH 89 DEGREES 46 MINUTES 0 SECONDS EAST 248.89 FEET TO A NAIL' THENCE SOUTH 0 DEGREES 49 MINUTES 12 SECONDS EAST 131.50 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 55 MINUTES 14 SECONDS WEST 250.77 FEET TO A NAIL; THENCE NORTH 130.12 FEET TO A S SPIKE WHICH IS THE POINT OF BEGINNING, CONTAINING 0.75 ACRES, MORE OR LESS.

TRACT 3:

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP SEVENTEEN NORTH (T-17-N), RANGE THIRTY WEST (R-30- W) OF THE FIFTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE SOUTHWEST CORNER OF THE SAID 40 ACRE TRACT BEING A FOUND THREE (3) INCH ALUMINUM CAP STAMPED "RLS 1181"; THENCE ALONG THE WEST LINE OF SAID 40 ACRE TRACT, NORTH 02°27'18" EAST A DISTANCE OF 768.78 FEET TO A FOUND 1/2 INCH IRON PIN AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 02°27'18" EAST A DISTANCE OF 168.91 FEET TO A SET COTTON PICKER SPINDLE; THENCE LEAVING SAID WEST LANE SOUTH 87°32'42" EAST A DISTANCE OF 41.56 FEET TO A POINT; THENCE NORTH 75°24'38" EAST A DISTANCE OF 432.64 FEET TO A SET IRON PIN WITH CAP "PLS 1439"; THENCE SOUTH 17°28'19" EAST A DISTANCE OF 167.20 FEET TO A SET IRON PIN WITH CAP "PLS 1439"; THENCE SOUTH 72°31'41" WEST A DISTANCE OF 322.78 FEET TO A FOUND 1/2 INCH IRON PIN; THENCE SOUTH 84°39'57" WEST A DISTANCE OF 210.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.00 ACRES,MORE OR LESS.

TRACT 4:

TRACT 1A OF THAT CERTAIN TRACT SPLIT FOR TALDO PROPERTIES, LLC, IN THE CITY OF SPRINGDALE, ARKANSAS, FILED FOR RECORD 12/9/2014, AND RECORDED IN BOOK 2014, PAGE 31384, RECORDS OF WASHINGTON COUNTY, ARKANSAS, PREPARED BY ENGINEERING SERVICES, INC UNDER WORK ORDER #14372, DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 8, TOWNSHIP SEVENTEEN NORTH (T-17-N), RANGE THIRTY WEST (R-30-W) OF THE FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE SOUTHWEST CORNER OF THE SAID 40 ACRE TRACT BEING A FOUND THREE (3) INCH ALUMINUM CAP STAMPED "RLS 1181"; THENCE ALONG THE WEST LINE OF SAID 40 ACRE TRACT, NORTH 02 DEGREES 27 MINUTES 18 SECONDS EAST A DISTANCE OF 768.78 FEET TO A FOUND 1/2 INCH IRON PIN; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 02 DEGREES 27 MINUTES 18 SECONDS EAST A DISTANCE OF 168.91 FEET TO A SET COTTON PICKER SPINDLE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 02 DEGREES 27 MINUTES 18 SECONDS EAST A DISTANCE OF 172.87 FEET TO A FOUND 1/2 INCH IRON PIN; THENCE LEAVING SAID WEST LINE, SOUTH 87 DEGREES 28 MINUTES 43 SECONDS EAST A DISTANCE OF 208.70 FEET TO A SET IRON PIN WITH CAP "PLS 1439"; THENCE NORTH 02 DEGREES 29 MINUTES 41 SECONDS EAST A DISTANCE OF 208.70 FEET TO A FOUND 1/2 INCH IRON PIN AND THE NORTH LINE OF SAID 40 ACRE TRACT; THENCE ALONG SAID NORTH LINE, SOUTH 87 DEGREES 27 MINUTES 46 SECONDS EAST A DISTANCE OF 985.20 FEET TO A SET IRON PIN WITH CAP "PLS 1439"; THENCE LEAVING SAID NORTH LINE, SOUTH 02 DEGREES 29 MINUTES 14 SECONDS WEST A DISTANCE OF 316.00 FEET TO A SET IRON PIN WITH CAP "PLS 1439"; THENCE SOUTH 72 DEGREES 31 MINUTES 41 SECONDS WEST A DISTANCE OF 278.35 FEET TO A SET IRON PIN WITH CAP "PLS 1439"; . THENCE NORTH 17 DEGREES 28 MINUTES 19 SECONDS WEST A DISTANCE OF 167.20 FEET TO A SET IRON PIN WITH CAP "PLS 1439"; THENCE SOUTH 75 DEGREES 24 MINUTES 26 SECONDS WEST A DISTANCE OF 432.64 FEET TO A POINT; THENCE NORTH 87 DEGREES 32 MINUTES 42 SECONDS WEST A DISTANCE OF 41.56 FEET TO THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINING 5.00 ACRES - (217,931 SQ. FT.), MORE OR LESS, AND SUBJECT TO THE COUNTY ROAD RIGHT OF WAY ALONG THE WEST SIDE THEREOF, PLUS ANY OTHER RIGHT OF WAYS AND/OR EASEMENTS OF RECORD.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED TRACTS

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS; COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 02 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 1,318.72 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 53 SECONDS EAST A DISTANCE OF 637.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02DEGREES 28 MINUTES 23 SECONDS EAST A DISTANCE OF 1,276.59 FEET TO THE SOUTH RIGHT OF WAY OF WATKINS AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 87 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 682.37 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY SOUTH 02 DEGREES 26 MINUTES 23 SECONDS WEST A DISTANCE OF 1,276.84 FEET; THENCE NORTH 87 DEGREES 30 MINUTES 53 SECONDS WEST A DISTANCE OF 682.37 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES MORE OR LESS, 2014-26652

AND

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, AS DESCRIBED IN DEED BOOK 2014-26651, AND SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 02° 28' 31" WEST --- 43.59 FEET ALONG THE EAST LINE OF SAID NORTHWEST 1/4, BEING ALSO THE GRANTOR'S EAST PROPERTY LINE, TO THE GRANTOR'S SOUTH PROPERTY LINE; THENCE LEAVING SAID EAST LINE, NORTH 87° 32' 18" WEST --- 682.36 FEET ALONG SAID SOUTH LINE; THENCE LEAVING SAID SOUTH LINE, NORTH 87° 32' 00" WEST --- 385.05 FEET TO THE GRANTOR'S WEST PROPERTY LINE; THENCE ALONG SAID WEST LINE, NORTH 01° 42' 00" EAST --- 43.40 FEET TO THE GRANTOR'S NORTH PROPERTY LINE; THENCE LEAVING SAID WEST LINE, SOUTH 87° 32' 49" EAST --- 1067.87 FEET ALONG THE GRANTOR'S NORTH PROPERTY LINE TO THE POINT OF BEGINNING (POB ROW), CONTAINING 46,447 SQ. FT., OR 1.07 ACRES. 2018-31601

AND

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, AS DESCRIBED IN DEED BOOK 2014-32733, AND SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 02° 35' 49" WEST - 49.92 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4, BEING ALSO THE GRANTOR'S WEST PROPERTY LINE; THENCE LEAVING SAID WEST LINE, SOUTH 87° 24' 11" EAST - 30.00 FEET TO THE SOUTH LINE OF THE EXISTING WATKINS AVENUE RIGHT-OF-WAY AS DESCRIBED IN WASHINGTON COUNTY DOCUMENT 2014-32390, AND TO THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 87°32'49" EAST - 10.44 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 24.13 FEET, SAID CURVE HAVING A RADIUS OF 32.50 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 28°52'53" WEST - 23.58 FEET TO THE EAST LINE OF THE EXISTING SOUTH 64TH STREET RIGHT-OF-WAY AS DESCRIBED IN WASHINGTON COUNTY DOCUMENT 2014-32390; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 02°35'49" EAST - 21.12 FEET TO THE POINT OF BEGINNING (POB ROW), CONTAINING 75 SQ. FT., OR 0.002 ACRES 2018-31603

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
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www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109

VALE ON WATKINS APARTMENTS
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO. 24108600
ISSUE DATE 06/19/2025
CONTACT A. KARR

PRELIMINARY PLANS

NOT FOR CONSTRUCTION, REVIEW SET — THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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L25-15
COVER SHEET

C-001

SITE INFORMATION:

SITE ADDRESS:
TBD

ZONING:
MF-16

BUILDING USE:
MULTI-FAMILY RESIDENTIAL

BUILDING SETBACKS:
FRONT: 30'
SIDE: 8'
REAR: 20'

SITE CALCULATIONS:
SITE AREA 25.93± ACRES (1,129,586± SQ FT)
25.93± ACRES / 408 UNITS = 15.7 UNITS PER ACRE

UNIT CALCULATIONS PHASE 1:
BUILDING B 30 UNITS: 4 BUILDINGS 120 UNITS
TOTAL UNITS PHASE 1: 4 BUILDINGS 120 UNITS

UNIT CALCULATIONS PHASE 2:
BUILDING A 24 UNITS: 2 BUILDINGS 48 UNITS
BUILDING B 30 UNITS: 2 BUILDINGS 60 UNITS
TOTAL UNITS PHASE 2: 4 BUILDINGS 108 UNITS

UNIT CALCULATIONS PHASE 3:
BUILDING B 30 UNITS: 2 BUILDINGS 60 UNITS
BUILDING C 36 UNITS: 1 BUILDINGS 36 UNITS
TOTAL UNITS PHASE 3: 3 BUILDINGS 96 UNITS

UNIT CALCULATIONS PHASE 4:
BUILDING A 24 UNITS: 1 BUILDINGS 24 UNITS
BUILDING B 30 UNITS: 2 BUILDINGS 60 UNITS
TOTAL UNITS PHASE 4: 3 BUILDINGS 84 UNITS

UNIT CALCULATIONS TOTAL:
TOTAL UNITS: 14 BUILDINGS 408 UNITS

BEDROOM (BEDS) CALCULATIONS PHASE 1:
BUILDING B 41 BEDS: 4 BUILDINGS 164 BEDS
TOTAL: 4 BUILDINGS 164 BEDS

BEDROOM (BEDS) CALCULATIONS PHASE 2:
BUILDING A 32 BEDS: 2 BUILDINGS 64 BEDS
BUILDING B 41 BEDS: 2 BUILDINGS 82 BEDS
TOTAL: 4 BUILDINGS 146 BEDS

BEDROOM (BEDS) CALCULATIONS PHASE 3:
BUILDING B 41 BEDS: 2 BUILDINGS 82 BEDS
BUILDING C 50 BEDS: 1 BUILDINGS 50 BEDS
TOTAL: 3 BUILDINGS 132 BEDS

BEDROOM (BEDS) CALCULATIONS PHASE 4:
BUILDING A 32 BEDS: 1 BUILDINGS 32 BEDS
BUILDING B 41 BEDS: 2 BUILDINGS 82 BEDS
TOTAL: 3 BUILDINGS 114 BEDS

BEDROOM (BEDS) CALCULATIONS TOTAL:
TOTAL: 14 BUILDINGS 556 BEDS

BUILDING SQUARE FOOTAGE (FOOTPRINT) TOTAL:
BUILDING A 8,400± SQ FT 3 BUILDINGS 25,200± SQ FT
BUILDING B 10,410± SQ FT 10 BUILDINGS 104,000± SQ FT
BUILDING C 12,400± SQ FT 1 BUILDINGS 12,400± SQ FT
TOTAL: 141,600± SQ FT (FOOTPRINTS)

TOTAL MAXIMUM BUILDING AREA IS 40% TOTAL:
141,600± SQ FT (FOOTPRINT) / 1,129,586± SQ FT (SITE AREA) = 13%

PLAY AREA = 125 SQ FT PER BEDROOM TOTAL:
556 BEDROOMS X 125 SQ FT = 69,500 SQ FT REQUIRED
69,500 SQ FT PROVIDED

SITE AMENITIES:
SITE AMENITY 1: CLUB HOUSE
SITE AMENITY 2: POOL

RECREATIONAL FACILITIES (COMMUNITY AMENITY) TOTAL:
COMMUNITY AMENITIES FOR COMMON AREA 1: NEIGHBORHOOD GREEN
COMMUNITY AMENITIES FOR COMMON AREA 2: CLUBHOUSE, FITNESS CENTER, SWIMMING POOL,
COMMUNITY AMENITIES FOR COMMON AREA 3: GRILLS, FIRE PITS, PICNIC AREAS
COMMUNITY AMENITIES FOR COMMON AREA 4: DOG PARK, NEIGHBORHOOD GREEN

COMMON OPEN SPACE 20% OF NET SITE AREA TOTAL:
REQUIRED: 977,437± SQ FT X 0.20 = 195,487 SQ FT
PROVIDED: 208,463± SQ FT (21%)

PARKING CALCULATIONS:

PER MULTI-FAMILY DESIGN STANDARDS:
3 PARKING SPACES PER DWELLING UNIT FOR THE FIRST 20 DWELLING UNITS: = 60 SPACES
2.25 SPACES PER DWELLING UNIT FOR THE NEXT 50 DWELLING UNITS, = 113 SPACES
1.75 SPACES PER DWELLING UNIT FOR EACH DWELLING UNIT
OVER 70 DWELLING UNITS, = 592 SPACES
TOTAL REQUIRED: 765 SPACES

PROVIDED PARKING (PHASES 1, 2 AND 3):
STANDARD PARKING: 488 PARKING STALLS
ADA STALLS: 24 ADA STALLS
GARAGE STALLS: 56 PARKING STALLS
TOTAL STALLS: 568 PARKING STALLS

PROVIDED PARKING TOTAL (1.72 PER UNIT):
STANDARD PARKING: 611 PARKING STALLS
ADA STALLS: 30 ADA STALLS
GARAGE STALLS: 74 PARKING STALLS
TOTAL STALLS: 715 PARKING STALLS

PROVIDED PARKING (PHASE 4):
STANDARD PARKING: 123 PARKING STALLS
ADA STALL: 6 ADA STALLS
GARAGE STALLS: 18 PARKING STALLS
TOTAL STALLS: 147 PARKING STALLS

BUILDING A 24 UNIT
32 BEDROOMS
3 STORY

BUILDING B 30 UNIT
41 BEDROOMS
3 STORY

BUILDING C 36 UNIT
50 BEDROOMS
3 STORY

CLUB HOUSE
0 BEDROOMS

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	
LIGHT POLE	CURB
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	
LIGHT POLE	CURB
DUMPSTER SCREENED WITH MATERIALS SIMILAR TO BUILDING (DESIGNED BY ARCH)	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	PHASE LINE
	SIDEWALK
	COMMON AREA
	PLAY AREA

CRIME PREVENTION DESIGN:

NATURAL ACCESS CONTROL:
1 HALLWAYS WELL LIT
2 STAIRWELLS CENTRALLY LOCATED
3 ACCESS TO THE BUILDING LIMITED TO NO MORE THAN TWO (2) POINTS
4 CYLINDER DEAD BOLTS INSTALLED ON ALL EXTERIOR DOORS

NATURAL SURVEILLANCE:
1 ALL DOORS THAT OPEN TO THE OUTSIDE WELL LIT
2 VISITOR PARKING DESIGNATED
3 PARKING AREAS VISIBLE FROM WINDOWS AND DOORS
4 PARKING AREAS AND PEDESTRIAN WALKWAY WELL LIT
5 STAIRWELLS WELL LIT AND OPEN TO VIEW, NOT BEHIND SOLID WALLS AND ROOFING

TERRITORIAL REINFORCEMENT:
1 DOOR KNOBS BE FORTY INCHES (40") FROM WINDOW PANES ALL BUILDINGS AND RESIDENTIAL UNITS CLEARLY IDENTIFIED BY STREET ADDRESS NUMBERS THAT ARE A MINIMUM OF FIVE INCHES (5") HIGH, AND WELL LIT AT NIGHT
2 COMMON DOORWAYS HAVE WINDOWS AND KEY CONTROLLED BY RESIDENTS

ACTIVITY SUPPORT:
ACTIVITY SUPPORT. CREATE ACTIVITY SUPPORT BY PLACING NEW OR EXISTING ACTIVITIES IN AN AREA SO THAT INDIVIDUALS ENGAGED IN A PARTICULAR ACTIVITY BECOME PART OF THE NATURAL SURVEILLANCE OF OTHER AREAS. FOR EXAMPLE, PICNIC AREAS MAY BE LOCATED NEXT TO TOT LOTS, NOT AWAY FROM SUCH AREAS, TO ASSIST IN OBSERVATION OF CHILDREN AT PLAY.

CITY OF SPRINGDALE NOTES:

1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   a. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   b. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   c. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   d. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   e. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE."
3. SIGNS OR MARKINGS IN ACCORDANCE WITH SEC. 503.3 AND D103.6.1 AS APPROVED BY THE FIRE MARSHAL THAT INCLUDE THE WORDS "NO PARKING–FIRE LANE" SHALL BE PROVIDED ON ALL CURBS NOT ADJACENT TO A PARKING SPACE TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF.

SITE NOTES

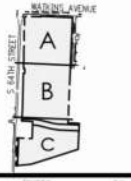
1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABEON WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO INSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. CERTAIN SITE AMENITIES, INCLUDING BUT NOT LIMITED TO DUMPSTER ENCLOSURES, FENCES, GATES, MAIL KIOSKS, PLAYGROUNDS, RECREATIONAL, SOCIAL, AND GATHERING FEATURES, SHALL BE DESIGNED AND SPECIFIED BY OTHERS. DUMPSTER ENCLOSURES DETAILED DESIGN AND SPECIFICATIONS SHALL BE PROVIDED BY THE OWNER/PROJECT ARCHITECT AND SHALL MEET LOCAL JURISDICTION DESIGN STANDARDS AND SPECIFICATIONS. IF APPLICABLE, AND THE REQUIREMENTS OF THE PROJECT'S SERVICE PROVIDER. IF APPLICABLE, THE ARCHITECT SHALL PROVIDE, COORDINATE, AND SUBMIT DETAILS FOR THE DUMPSTER ENCLOSURE FOOTPRINT AND SITE PLACEMENT REQUIREMENTS TO CRAFTON TULL.
12. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL NECESSARY WARNING AND LIFE SAFETY SIGNS AND DEVICES ASSOCIATED WITH THIS PROJECT.

Crafton Tull
901 N. 47th St., Suite 400
Rogers, Arkansas 72756
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE IN FEET
100' 0 100'

VALE ON WATKINS APARTMENTS
SPRINGDALE, ARKANSAS



NO.	DESCRIPTION	DATE

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PROJECT NO: 24108600
ISSUE DATE: 04/15/2025
CONTACT: A. KARR

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PRELIMINARY PLANS

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L25-15
OVERALL SITE PLAN (C)

C-101

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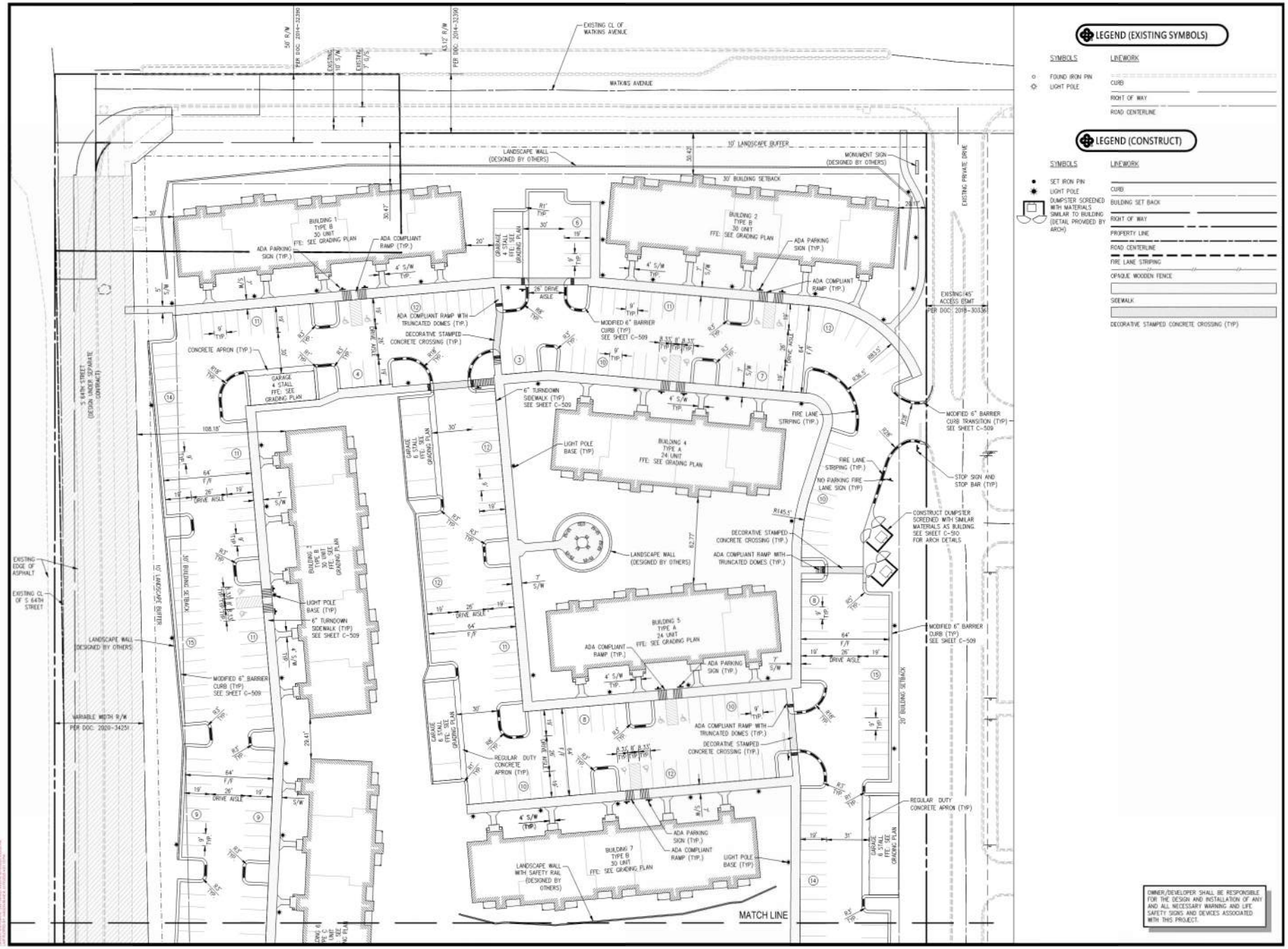

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	
LIGHT POLE	CURB
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	
LIGHT POLE	CURB
DUMPSTER SCREENED WITH MATERIALS SIMILAR TO BUILDING (DETAIL PROVIDED BY ARCH)	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	FIRE LANE STRIPING
	OPAQUE WOODEN FENCE
	SIDEWALK
	DECORATIVE STAMPED CONCRETE CROSSING (TYP)

OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ANY AND ALL NECESSARY WARNING AND LIFE SAFETY SIGNS AND DEVICES ASSOCIATED WITH THIS PROJECT.

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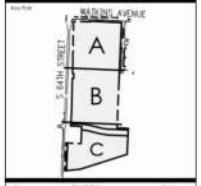
VALE ON WATKINS APARTMENTS

SPRINGDALE, ARKANSAS



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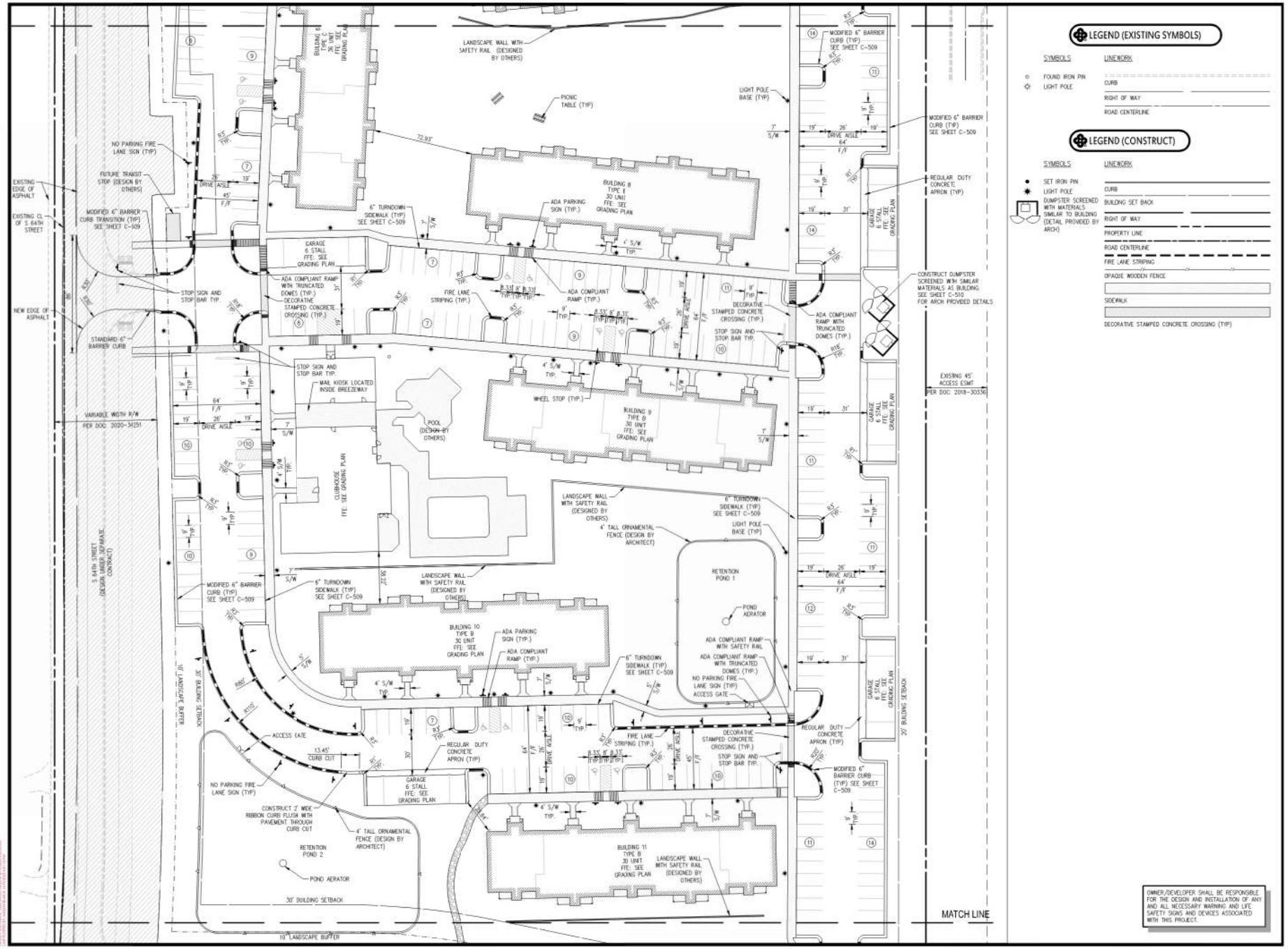
L25-15
SITE PLAN A

C-102



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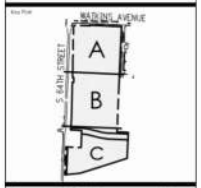

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SITE PLAN B

C-103

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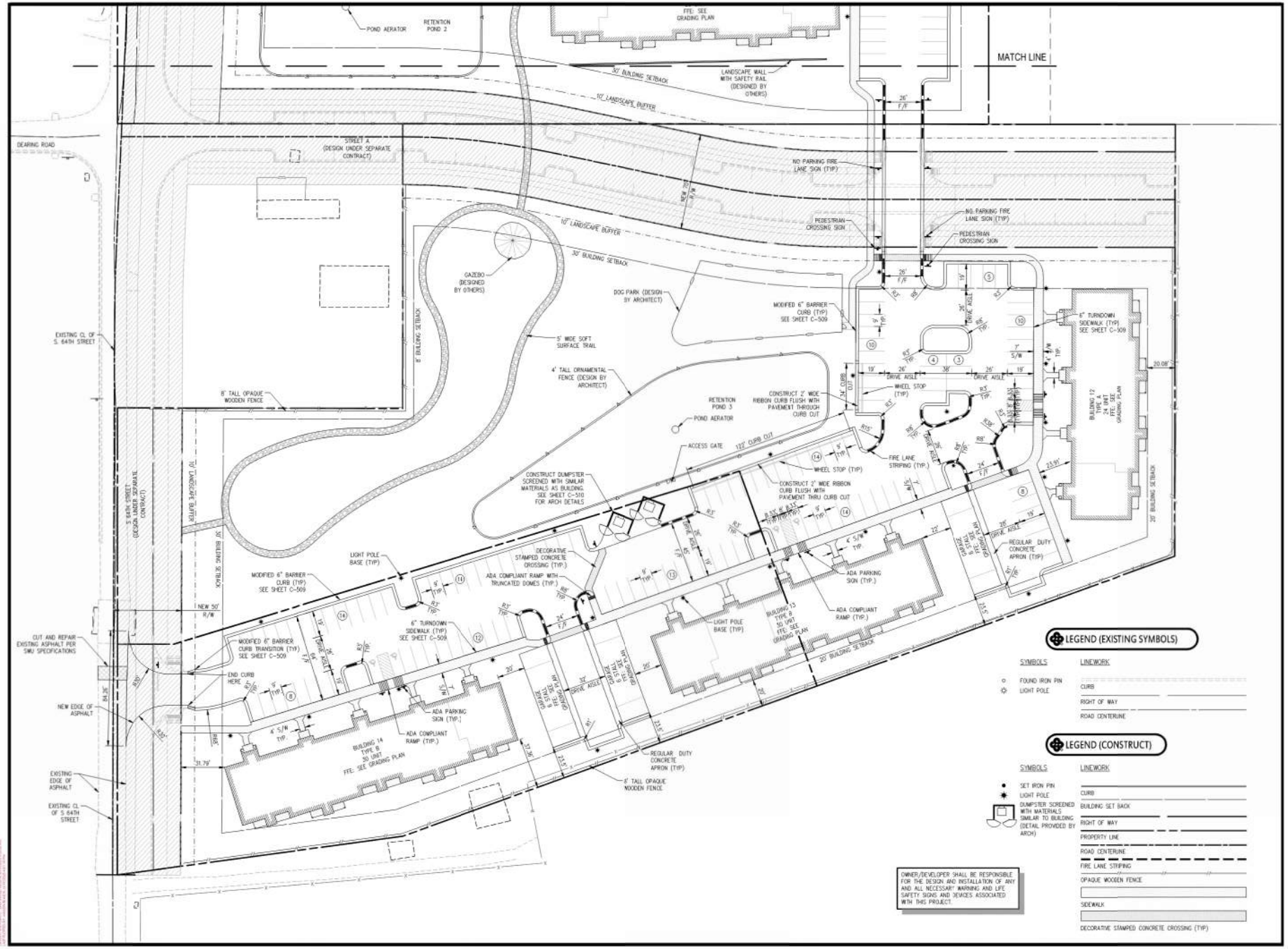

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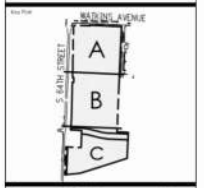

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ISSUE DATE: 04/17/2025
CONTACT: A. KARR
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ID 2:
ID 3:

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L25-15
SITE PLAN C

C-104

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Arkansas One Call 811
Know what's **below.**
Call before you dig.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12".
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE AND LANDSCAPE NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION. IRRIGATION SYSTEM WILL BE INSTALLED AS DESIGN/BUILD BY CONTRACTOR.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.
20. PONDS SHALL BE SODDED TO THE 100 YEAR WSE.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER
1 TREE AND 7 SHRUBS PER 25 LINFT
2042 LINFT / 25 = 82 TREES AND 572 SHRUBS REQUIRED

NON-FRONTAGE PERIMETER LANDSCAPING
1 TREE PER 25 LINFT
2,470 LINFT / 25 = 99 TREES REQUIRED

INTERIOR GREENSPACE:
15% REQUIRED
240,000 SQFT OF INTERNAL PARKING LOT
36,000 SQFT INTERNAL GREENSPACE REQUIRED

PARKING LOT TREES:
644 SPACES / 15 = 43 TREES REQUIRED

TOTAL TREES REQUIRED: 224
TOTAL TREES PROVIDED: 225

TOTAL SHRUBS REQUIRED: 572
TOTAL SHRUBS PROVIDED: 2,303

TOTAL GREENSPACE REQUIRED: 36,000
TOTAL GREENSPACE PROVIDED: 36,123 SQFT

UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. LARGE TREES SHALL NOT BE PLANTED WHERE THEY WILL INTERFERE WITH OVERHEAD UTILITIES. URBAN FORESTER SHALL APPROVE TREE SPECIES SELECTION WHERE REQUIRED TREES CREATE A CONFLICT WITH EXISTING OVERHEAD LINES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
5. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 5' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
6. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

MAINTENANCE NOTES

1. ONCE LANDSCAPING IS INSTALLED, THE OWNER MUST PROVIDE A LANDSCAPE GUARANTEE TO THE CITY OF SPRINGDALE FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY. LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION FOR A GUARANTEE PERIOD OF TWO YEARS, AND ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO GUARANTEE EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED 2 YEAR GUARANTEE PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	MATURE HEIGHT
TREES						
	15	CERCIS CANADENSIS 'MERLOT' / MERLOT EASTERN REDBUD	B & B	2"CAL	8' HT. MIN.	10 - 15FT. HT.
	28	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B & B	2"CAL	8' HT. MIN.	25 - 40FT. HT.
	106	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	B & B		8' HT. MIN.	10 - FT. HT.
	16	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B & B	2"CAL	8' HT. MIN.	15 - 25FT. HT.
	43	NYSSA SYLVATICA / TUPELO	B & B	2"CAL	8' HT. MIN.	25 - 40FT. HT.
	15	PINUS TAEDA / LOBLOLLY PINE	B & B		8' HT. MIN.	40 - FFT. HT.
	87	QUERCUS NUTTALLII / NUTTALL OAK	B & B	2"CAL	8' HT. MIN.	40 - FFT. HT.
	24	QUERCUS PHELLOS / WILLOW OAK	B & B	2"CAL	8' HT. MIN.	40 - FFT. HT.
SYMBOL	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**HEIGHT**	**SPREAD**	**MATURE HEIGHT**
SHRUBS						
	200	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	3 GAL			18 - 36IN. HT.
	574	HYDRANGEA PANICULATA 'RENSUN' / STRAWBERRY SUNDAE® PANICLE HYDRANGEA	3 GAL			3 - 6FT. HT.
	257	HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRANGEA	3 GAL			6 - FT. HT.
	414	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	5 GAL			3 - 6FT. HT.
	261	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	3 GAL			18 - 36IN. HT.
	51	JUNIPERUS X 'GREY OWL' / GREY OWL JUNIPER	3 GAL			
	14	JUNIPERUS X PFITZERIANA 'SEA GREEN' / SEA GREEN PFITZER JUNIPER	7 GAL			3 - 6FT. HT.
	209	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINDE N NINEBARK	5 GAL			6 - 10FT. HT.
	284	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW	5 GAL			3 - 6FT. HT.
GRASSES						
	407	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	3 GAL			3 - 6FT. HT.
	138	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	3 GAL			18 - 36IN. HT.
PERENNIALS						
	560	COREOPSIS X 'MOONBEAM' / MOONBEAM TICKSEED	1 GAL			6 - 18IN. HT.
	505	ECHINACEA PURPUREA / CONEFLOWER PURPLE FLOWERS, MAGNUS OR RUBY STAR PREFERRED	1 GAL			18 - 36IN. HT.
	236	ECHINACEA PURPUREA 'ALBA' / WHITE CONEFLOWER	1 GAL			18 - 36IN. HT.
	814	HEUCHERA X 'PLUM PUDDING' / PLUM PUDDING CORAL BELLS	1 GAL			6 - 18IN. HT.
	137	HOSTA X 'BLUE ANGEL' / BLUE ANGEL HOSTA	1 GAL			18 - 6FT. HT.

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Crafton Tull
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www.craftontull.com

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No. 129
CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE IN FEET
100' 0 100'

VALE ON WATKINS APARTMENTS
SPRINGDALE, ARKANSAS

NO.	DESCRIPTION	DATE

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PROJECT NO: 24108600
ISSUE DATE: 04/15/2025
CONTACT: A. KARR
ID BY:
RE: DESIGN:

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PRELIMINARY PLANS

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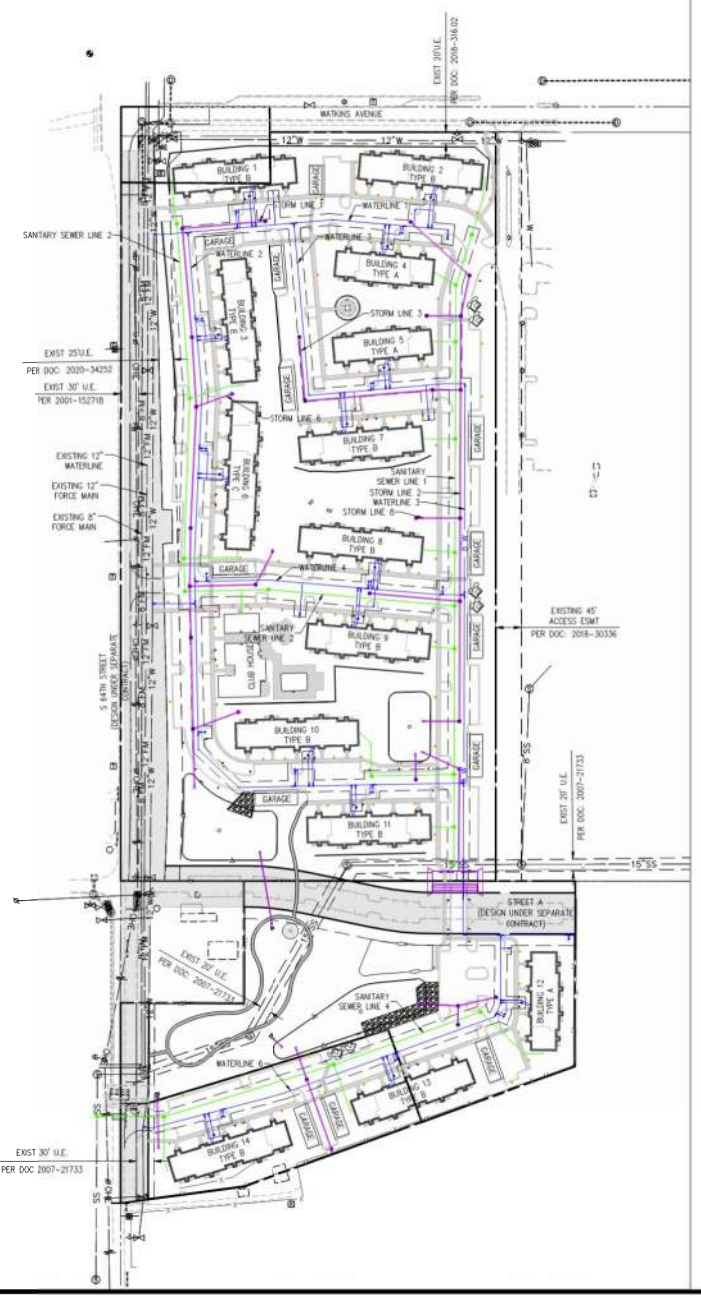
L25-15
OVERALL PLANTING PLAN

L-101

Return to Agenda



UTILITY NOTES

1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. CONTRACTOR SHALL PROVIDE IN-DITCH AS-BUILT INFORMATION TO ENGINEER AS REQUIRED BY LOCAL UTILITY PROVIDERS.
21. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
22. INSTALL RPZA BACKFLOW PREVENTER FOR DOMESTIC WATER SERVICE. REFER TO MECH PLANS FOR TYPE AND LOCATION.
23. DDCV BACKFLOW PREVENTER FOR FIRE LINE INSTALLED BY OTHERS. REFER TO MECHANICAL PLANS FOR TYPE AND LOCATION. (TYP)
24. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
25. WATER SERVICE LINES AFTER THE DEMARCATION VALVE ARE NOT WITHIN CRAFTON TULL'S SCOPE.

NOTE:
ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.

NOTE:
ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. FIRE HYDRANTS SHALL BE A MINIMUM OF 4' FROM THE CURB OR 4' BEHIND THE SIDEWALK OR EDGE OF ASPHALT. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS. NO FIRE HYDRANTS SHALL BE INSTALLED WITHIN THE SIDEWALK OR CLOSER THAN 4'.

LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK
ARV	AIR RELEASE VALVE	EASEMENT
	ELECTRIC BOX/PEDESTAL	CURB
	ELECTRIC JUNCTION BOX	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
	ELECTRIC TRANSFORMER	GAS LINE
FDC	FIRE DEPARTMENT CONNECTION	WATER LINE (SPECIFY SIZE & TYPE)
FH	FIRE HYDRANT	UNDERGROUND TELEPHONE
GM	GAS METER	UNDERGROUND ELECTRIC
GV	GAS VALVE	OVERHEAD ELECTRIC
LP	LIGHT POLE	UNDERGROUND TELEVISION
PP	POWER POLE	OVERHEAD TELEVISION
	SANITARY MANHOLE	BARBED WIRE FENCE
	SANITARY SEWER CLEANOUT	FIBER OPTIC
SPRINKLER HEAD		RIGHT OF WAY
TELEPHONE PEDESTAL		
TV PEDESTAL		
WM	WATER METER	
WV	WATER VALVE	
	DOWN GUY	
	STORM SEWER PIPE	
	DROP/CURB INLET	GRATED INLET

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
	SET IRON PIN	EASEMENT
	LIGHT POLE	CURB
	POWER POLE	SANITARY SEWER LINE
	MANHOLE	GAS LINE
	SANITARY SEWER CLEANOUT	WATER LINE
	STORM SEWER PIPE	2" PVC CONDUIT ON WATER LINE SERVICES
	STRUCTURE NUMBER	UNDERGROUND ELECTRIC
	WATER VALVE	RIGHT OF WAY
	FIRE HYDRANT ASSEMBLY (INCLUDES 8"X6" TEE)	PROPERTY LINE
	AIR RELEASE VALVE	ROOF DRAIN
	FIRE DEPARTMENT CONNECTION	
	WATER METER	
	BACK FLOW PREVENTER	
	REDUCER	
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

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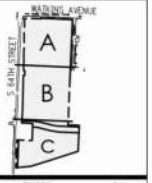
CERTIFICATE OF AUTHORIZATION
CRAFTON TULL & ASSOCIATES, INC. No. 139

GRAPHIC SCALE IN FEET
100' 0 100'

VALE ON WATKINS APARTMENTS
SPRINGDALE, ARKANSAS



NO.	Description	Date

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PROJECT NO: 24108600
ISSUE DATE: 06/19/2025
CONTACT: A. KARR
BY:
BY:
BY:

PRELIMINARY PLANS

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L25-15
OVERALL UTILITY PLAN (C)

C-116

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LAST PLOTTED BY: ... ON 6/19/2025 11:04:58 AM

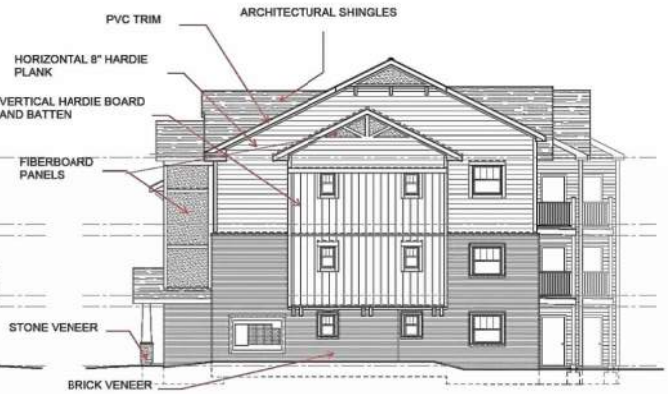
Return to Agenda

BUILDING ELEVATIONS - 24 UNIT BUILDING - 4 ENTRY

PROPOSED APARTMENT HOMES, SPRINGDALE, ARKANSAS

LEFT SIDE ELEVATION - BUILDING #X

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION - BUILDING #X

SCALE: 1/8" = 1'-0"

GENERAL NOTES FOR ROOF AND ROOF FRAMING:

1. INSTALL FULLY VENTED SOFFITS AT LOCATIONS INDICATED.
2. PROVIDE ATTIC DRAFTSTOPS AT EVERY TWO (2) UNITS AS INDICATED.
3. CONFIRMATION OF FINISH FLOOR ELEVATIONS SHALL BE REQUIRED BY ROOF TRUSS MANUFACTURER.
4. SEE ELEVATIONS FOR LOCATIONS OF SOFFIT AND RIDGE VENTS.
5. ALL GABLE TRUSSES TO RECEIVE 2x4 VERTICAL STUDS AT 24" O.C.
6. CONNECT RAFTERS & PRE-ENGINEERED ROOF TRUSSES WITH WIND ANCHOR / HURRICANE CLIPS - SIMPSON STRONG-TIE, MODEL NO. "H2.5A" - AS REQUIRED, AT ALL CONNECTIONS BETWEEN TOP OF BEARING WALLS AND ROOF RAFTER/TRUSS LOCATIONS PER TRUSS MANUFACTURER'S SPECIFICATIONS.
7. PROVIDE 1-1/2" NOTCH BETWEEN BOTH SIDES OF OSB AND 1-4E RIDGE. VERIFY DIMENSIONS W/ OWNER.
8. ALL GABLE VENTS TO BE DECORATIVE, NOT FUNCTIONAL.
9. TRUSS MANUFACTURER TO VERIFY ALL HEEL HEIGHTS AS NOTED ON PLANS.
10. ATTIC DRAFTSTOPPING SHALL BE CONTINUOUS INTO THE SOFFITS BETWEEN TRUSSES AT EXTERIOR WALLS.
11. ALL RIDGE VENT END PLUGS SHALL BE MECHANICALLY FASTENED TO RIDGE VENT.
12. ALL RIDGE VENTS SHALL BEGIN 6" FROM END OF ROOF RIDGE UNLESS OTHERWISE NOTED OR INDICATED. CENTER RIDGE VENTS BETWEEN DRAFTSTOPS UNLESS OTHERWISE NOTED OR INDICATED.
13. ROOF COVERING SHALL BE CLASS "B".
14. ROOF SHEATHING SHALL BE 1/2" OSB.
15. MINIMUM THICKNESS OF WEATHER COVERINGS:
    a. HORIZONTAL SIDING: (0.035" MIN. (0.042" PROVIDED)
    b. ANCHORED MASONRY VENEER: 3" MIN. (3" PROVIDED)
    c. CULTURED STONE: 2" MIN. (2" PROVIDED)

30 UNIT BUILDING SQ. FOOTAGE
1ST FLOOR: ±10,235 SF
2ND FLOOR: ±10,265 SF
3RD FLOOR: ± 10,235 SF
30 UNIT BUILDING TOTAL: ±30,735 SF
19 ONE-BEDROOM UNITS
11 TWO-BEDROOM UNITS

NOTES:
COLOR WILL BE CHOSEN BY OWNER FOR BUILDINGS
TEXTURES SHOWN ARE REPRESENTATIVE ONLY AND WILL VARY FROM MANUFACTURER'S PRODUCTS
ARCHITECTURAL DETAILS MAY VARY

LEGEND

- ALUMINUM SOFFIT VENT
- RIDGE VENT CENTERED BETWEEN DWELLING SEPARATION CENTERLINES AS INDICATED
- EXTERIOR CORRIDOR LIGHT

HEIGHT & AREA ANALYSIS

PROJECT DATA

1. OCCUPANCY GROUP: "R-2" (APARTMENTS)
2. CONSTRUCTION TYPE: TYPE "5-A"
3. ALLOWABLE HEIGHT:
   - ALLOWABLE HEIGHT (TYPE 5-A) - SPRINKLERED PER NFPA 13R = (4) STORIES - 60 FT.
   - ACTUAL HEIGHT = (3) STORIES - 35'-0" FT.
4. ALLOWABLE AREA (APT. BLDGS.):
   - BASE ALLOWABLE AREA PER FLOOR (TYPE 5-A) = 12,000 SQ. FT. = (100%)
   - PERCENT INCREASE FOR OPEN PERIMETER:

	24 UNITS (4 ENTRY) BLDG. TYPE 'A'	30 UNITS (5 ENTRY) BLDG. TYPE 'B'	30 UNITS (5 ENTRY) BLDG. TYPE 'C'
PERCENT OPEN PERIMETER =	55%	55%	55%
PERCENT INCREASE PER CODE =	55%-25% = 30%	55%-25% = 30%	55%-25% = 30%
TOTAL PERCENTAGE FACTOR =	130%	130%	130%
MODIFIED ALLOWABLE AREA PER FLOOR =	15,600 S.F.	15,600 S.F.	15,600 S.F.
MODIFIED ALLOWABLE TOTAL BLDG. FLOOR AREA =	46,800 S.F.	46,800 S.F.	46,800 S.F.

5. ACTUAL AREAS:

FIRST FLOOR:	8,256 SQ. FT.	10,327 SQ. FT.	10,573 SQ. FT.
SECOND FLOOR:	8,529 SQ. FT.	10,384 SQ. FT.	10,079 SQ. FT.
THIRD FLOOR:	8,297 SQ. FT.	10,381 SQ. FT.	10,481 SQ. FT.
TOTAL FLOOR AREA:	24,882 SQ. FT.	31,092 SQ. FT.	31,032 SQ. FT.

8. STORAGE SHED & BALCONY AREAS: STORAGE SHED AREAS: STORAGE SHED AREAS HAVE BEEN INCLUDED IN BUILDING AREA NUMBERS ABOVE. PATIO/BALCONY AREAS: PATIO/BALCONY AREAS HAVE BEEN INCLUDED IN BUILDING AREA NUMBERS ABOVE.
6. CUBIC VOLUME: APARTMENT VOLUMES:

FIRST FLOOR:	8,256 X 9.0' = 74,432	10,327 X 9.0' = 93,107	10,572 X 9.0' = 115,434
SECOND FLOOR:	8,529 X 9.0' = 79,105	10,384 X 9.0' = 98,749	10,079 X 9.0' = 110,501
THIRD FLOOR:	8,297 X 9' = 74,673	10,381 X 9' = 93,249	10,481 X 9' = 112,329
ATTIC:	8,297 X 13' X .5 = 53,931	10,092 X 13' X .5 = 65,598	10,554 X 13' X .5 = 70,948
TOTAL CUBIC VOLUME:	284,882 CU. FT.	355,697 CU. FT.	427,210 CU. FT.

GARAGE VOLUME - 4 STALL BLDG:
FIRST FLOOR: 807 X 8.75' = 6,774
GABLE ROOF: 1,043 X 8' X .5 = 2,604
TOTAL CUBIC VOLUME: 9,350 CU. FT.

GARAGE VOLUME - 8 STALL BLDG:
FIRST FLOOR: 1,407 X 8.75' = 12,086
GABLE ROOF: 1,407 X 8.5' X .5 = 5,743
TOTAL CUBIC VOLUME: 17,842 CU. FT.

Concept 1: Warm Modern Rustic

A grounded, inviting look with contrast and warmth.
- Primary: Terracotta (SW 6341 Red Cent)
- Accent: Burnt orange (SW 7791 Cavern Clay)
- Trim/Base: Warm light beige (SW 7551 Greek Villa)
- Optional Secondary: Charcoal grey (SW 7069 Iron Ore)

Ideal for: Residential or mixed-use projects with a cozy, contemporary feel.

Concept 2: Soft Urban Contemporary

A softer, sophisticated palette that feels modern and clean.
- Primary: Cool grey (SW 7667 Zircon)
- Accent: Blush beige (SW 6057 Malted Milk)
- Trim/Base: Pale cream (SW 7506 Creme)
- Optional Secondary: Dusty blue (SW 6248 North Star)

Ideal for: Residential or commercial projects aiming for a minimalist or serene design.

Concept 3: Earthy Heritage Blend

Inspired by traditional architecture with rich earthy tones.
- Primary: Clay brown (SW 7701 Cavern Clay)
- Accent: Deep wine/maroon (SW 7583 Wild Currant)
- Trim/Base: Light warm tan (SW 6644 Aldase)
- Optional Secondary: Muted grayish taupe (SW 7672 Knitting Needles)

Ideal for: Any structure aiming for timelessness and connection to the natural surroundings.

FRONT ELEVATION - BUILDING #X

SCALE: 1/8" = 1'-0"

REAR ELEVATION - BUILDING #X

SCALE: 1/8" = 1'-0"

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issue / revision date	
12-4-24	Progress
3-13-25	Progress

drawn by | checked by

project: Taldo Property
Buildings X, X, X, X & X
Springdale, Arkansas

sheet title: 1/8" Scale Building Elevations Front, Rear & Sides (Building 6X)

dma
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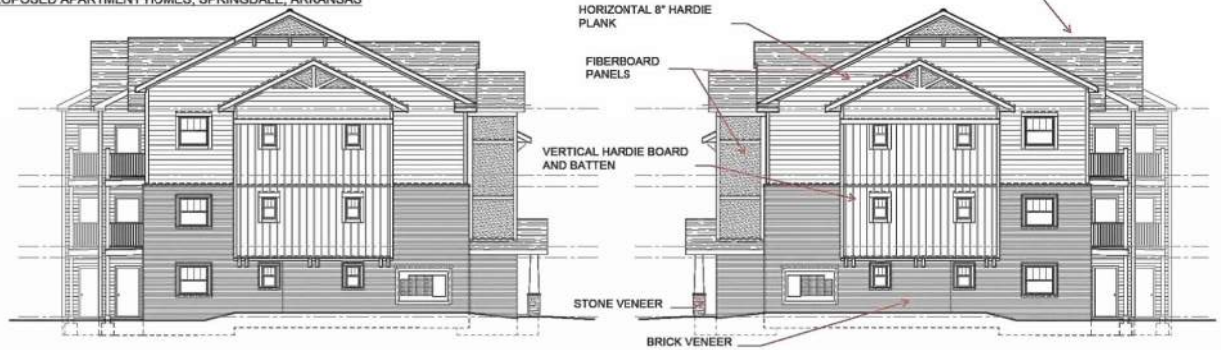
job number: 24056 | sheet number: 12AX

BUILDING ELEVATIONS - 30 UNIT BUILDING - 5 ENTRY

PROPOSED APARTMENT HOMES, SPRINGDALE, ARKANSAS



LEFT SIDE ELEVATION - BUILDING #X

SCALE: 1/8" = 1'-0"

RIGHT SIDE ELEVATION - BUILDING #X

SCALE: 1/8" = 1'-0"

GENERAL NOTES FOR ROOF AND ROOF FRAMING:

1. INSTALL FULLY VENTED SOFFITS AT LOCATIONS INDICATED.
2. PROVIDE ATTIC DRAFTSTOPS AT EVERY TWO (2) UNITS AS INDICATED.
3. CONFIRMATION OF FINISH FLOOR ELEVATIONS SHALL BE REQUIRED BY ROOF TRUSS MANUFACTURER.
4. SEE ELEVATIONS FOR LOCATIONS OF SOFFIT AND RIDGE VENTS.
5. ALL GABLE TRUSSES TO RECEIVE 2x4 VERTICAL STUDS AT 24" O.C.
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13. ROOF COVERING SHALL BE CLASS "B".
14. ROOF SHEATHING SHALL BE 1/2" OSB.
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    a. HORIZONTAL SIDING: 0.625" MIN. (0.642" PROVIDED)
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    c. CULTURED STONE: 2" MIN. (2" PROVIDED)

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Ideal for: Any structure aiming for timelessness and connection to the natural surroundings.

LEGEND	
	ALUMINUM SOFFIT VENT
	RIDGE VENT CENTERED BETWEEN DWELLING SEPARATION CENTERLINES AS INDICATED
	EXTERIOR CORRIDOR LIGHT

FRONT ELEVATION - BUILDING #X

SCALE: 1/8" = 1'-0"

NOTES:
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ARCHITECTURAL DETAILS MAY VARY

REAR ELEVATION - BUILDING #X

SCALE: 1/8" = 1'-0"

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0 1/2" 1" 2"

issue / revision date
3-18-25 Progress

drawn by	checked by

project: Taldo Property
Buildings X, X, X, X & X
Springdale, Arkansas

sheet title: 1/8" Scale Building Elevations Front, Rear & Sides (Building 6X)

dma
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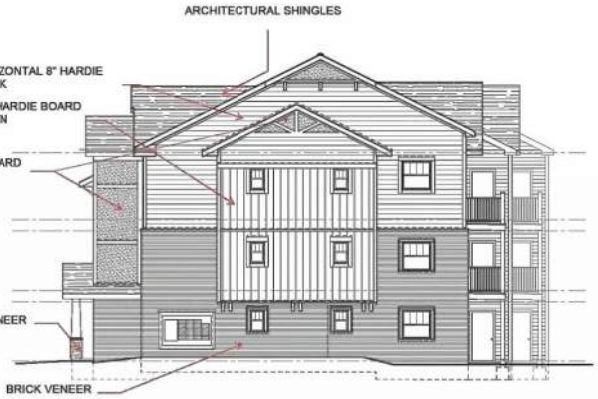
job number	sheet number
24056	12BX

BUILDING ELEVATIONS - 36 UNIT BUILDING - 6 ENTRY

PROPOSED APARTMENT HOMES, SPRINGDALE, ARKANSAS

LEFT SIDE ELEVATION - BUILDING #X

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION - BUILDING #X

SCALE: 1/8" = 1'-0"

GENERAL NOTES FOR ROOF AND ROOF FRAMING:

1. INSTALL FULLY VENTED SOFFITS AT LOCATIONS INDICATED.
2. PROVIDE ATTIC DRAFTSTOPS AT EVERY TWO (2) UNITS AS INDICATED.
3. CONFIRMATION OF FINISH FLOOR ELEVATIONS SHALL BE REQUIRED BY ROOF TRUSS MANUFACTURER.
4. SEE ELEVATIONS FOR LOCATIONS OF SOFFIT AND RIDGE VENTS.
5. ALL GABLE TRUSSES TO RECEIVE 2x4 VERTICAL STUDS AT 24" O.C.
6. CONNECT RAFTERS & PRE-ENGINEERED ROOF TRUSSES WITH UNI ANCHOR / HURRICANE CLIPS - SIMPSON STRONG-TIE, MODEL NO. "H2.5A" - AS REQUIRED, AT ALL CONNECTIONS BETWEEN TOP OF BEARING WALLS AND ROOF RAFTER/TRUSS LOCATIONS PER TRUSS MANUFACTURER'S SPECIFICATIONS.
7. PROVIDE 1-1/2" NOTCH BETWEEN BOTH SIDES OF OBS AND THE RIDGE. VERIFY DIMENSIONS W/ OWNER.
8. ALL GABLE VENTS TO BE DECORATIVE, NOT FUNCTIONAL.
9. TRUSS MANUFACTURER TO VERIFY ALL HEEL HEIGHTS AS NOTED ON PLANS.
10. ATTIC DRAFTSTOPPING SHALL BE CONTINUOUS INTO THE SOFFITS BETWEEN TRUSSES AT EXTERIOR WALLS.
11. ALL RIDGE VENT END PLUGS SHALL BE MECHANICALLY FASTENED TO RIDGE VENT.
12. ALL RIDGE VENTS SHALL BEGIN 6" FROM END OF ROOF RIDGE UNLESS OTHERWISE NOTED OR INDICATED. CENTER RIDGE VENTS BETWEEN DRAFTSTOPS UNLESS OTHERWISE NOTED OR INDICATED.
13. ROOF COVERING SHALL BE CLASS "B".
14. ROOF SHEATHING SHALL BE 1/2" OSB.
15. MINIMUM THICKNESS OF WEATHER COVERINGS:
    a. HORIZONTAL SIDING: 0.035" MIN. (0.042" PROVIDED)
    b. ANCHORED MASONRY VENEER: 3" MIN. (3" PROVIDED)
    c. CULTURED STONE: 2" MIN. (2" PROVIDED)

Concept 1: Warm Modern Rustic

A grounded, inviting look with contrast and warmth.
- Primary: Terracotta (SW 6341 Red Cent)
- Accent: Burnt orange (SW 7701 Cavern Clay)
- Trim/Base: Warm light beige (SW 7551 Greek Villa)
- Optional Secondary: Charcoal grey (SW 7069 Iron Ore)

Ideal for: Residential or mixed-use projects with a cozy, contemporary feel.

Concept 2: Soft Urban Contemporary

A softer, sophisticated palette that feels modern and clean.
- Primary: Cool gray (SW 7667 Zircon)
- Accent: Blush beige (SW 6057 Malted Milk)
- Trim/Base: Pale cream (SW 7556 Cremini)
- Optional Secondary: Dusty blue (SW 6246 North Star)

Ideal for: Residential or commercial projects aiming for a minimalist or serene design.

Concept 3: Earthy Heritage Blend

Inspired by traditional architecture with rich earthy tones.
- Primary: Clay brown (SW 7701 Cavern Clay)
- Accent: Deep wine/maroon (SW 7583 Wild Currant)
- Trim/Base: Light warm tan (SW 6644 Ablaze)
- Optional Secondary: Muted grayish taupe (SW 7672 Knitting Needles)

Ideal for: Any structure aiming for timelessness and connection to the natural surroundings.

LEGEND

- ALUMINUM SOFFIT VENT
- RIDGE VENT CENTERED BETWEEN DWELLING SEPARATION CENTERLINES AS INDICATED
- EXTERIOR CORRIDOR LIGHT

36 UNIT BUILDING SQ. FOOTAGE
1ST FLOOR: ±10,235 SF
2ND FLOOR: ±10,265 SF
3RD FLOOR: ± 10,235 SF
36 UNIT BUILDING TOTAL: ±30,735 SF
19 ONE-BEDROOM UNITS
11 TWO-BEDROOM UNITS

NOTES:
COLOR WILL BE CHOSEN BY OWNER FOR BUILDINGS
TEXTURES SHOWN ARE REPRESENTATIVE ONLY AND WILL VARY FROM MANUFACTURERS PRODUCTS
ARCHITECTURAL DETAILS MAY VARY

FRONT ELEVATION - BUILDING #X

SCALE: 1/8" = 1'-0"

REAR ELEVATION - BUILDING #X

SCALE: 1/8" = 1'-0"

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accurate when printed to scale: 0 1/2" 1" 2"

issue / revision date: 3-18-25 Progress

drawn by | checked by

project: Taldo Property Buildings X, X, X, X & X Springdale, Arkansas

sheet title: 1/8" Scale Building Elevations Front, Rear & Sides (Building 6X)

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job number: 24056 | sheet number: 12CX

HEIGHT & AREA ANALYSIS

PROJECT DATA

1. OCCUPANCY GROUP: "R-2" (APARTMENTS)
2. CONSTRUCTION TYPE: TYPE "5-A"
3. ALLOWABLE HEIGHT:
   - ALLOWABLE HEIGHT (TYPE 5-A) - SPRINKLERED PER NFPA 13R = (4) STORIES - 60 FT.
   - ACTUAL HEIGHT = (3) STORIES - 32'-1" FT.
4. ALLOWABLE AREA (APT. BLDGS):
   - BASE ALLOWABLE AREA PER FLOOR (TYPE 5-A) = 12,000 SQ. FT. = (100%)
   - PERCENT INCREASE FOR OPEN PERIMETER:

	24 UNITS (4-ENTRY) BLDG. "TYPE A"	30 UNITS (5-ENTRY) BLDG. "TYPE B"	36 UNITS (6-ENTRY) BLDG. "TYPE C"
PERCENT OPEN PERIMETER =	65%	65%	65%
PERCENT INCREASE PER CODE =	52%-22% = 30%	52%-22% = 30%	52%-22% = 30%
TOTAL PERCENTAGE FACTOR =	130%	130%	130%
MODIFIED ALLOWABLE AREA PER FLOOR =	15,600 SF.	15,600 SF.	15,600 SF.
MODIFIED ALLOWABLE TOTAL BLDG. FLOOR AREA =	46,800 SF.	46,800 SF.	46,800 SF.

5. ACTUAL AREAS:

FIRST FLOOR:	8,256 SQ. FT.	10,327 SQ. FT.	12,572 SQ. FT.
SECOND FLOOR:	8,329 SQ. FT.	10,504 SQ. FT.	12,579 SQ. FT.
THIRD FLOOR:	8,297 SQ. FT.	10,361 SQ. FT.	12,481 SQ. FT.
TOTAL FLOOR AREA:	24,882 SQ. FT.	31,092 SQ. FT.	37,632 SQ. FT.

6. STORAGE SHED & BALCONY AREAS: STORAGE SHED AREAS:
   STORAGE SHED AREAS HAVE BEEN INCLUDED IN BUILDING AREA NUMBERS ABOVE.
   PATIO/BALCONY AREAS:
   PATIO/BALCONY AREAS HAVE BEEN INCLUDED IN BUILDING AREA NUMBERS ABOVE.
7. CUBIC VOLUME: APARTMENT VOLUMES:

FIRST FLOOR:	8,256 X 9.5' = 78,432	10,327 X 9.5' = 98,107	12,572 X 9.5' = 119,434
SECOND FLOOR	8,329 X 9.5' = 79,126	10,504 X 9.5' = 99,743	12,579 X 9.5' = 119,501
THIRD FLOOR:	8,297 X 9' = 74,673	10,361 X 9' = 93,249	12,481 X 9' = 112,329
ATTIC:	8,297 X 13' X .5 = 53,931	10,092 X 13' X .5 = 65,598	11,894 X 13' X .5 = 115,946
TOTAL CUBIC VOLUME:	284,162 CU. FT.	356,697 CU. FT.	467,210 CU. FT.

GARAGE VOLUME - 4 STALL BLDG:
FIRST FLOOR: 897 X 8.75' = 8,754
GABLE ROOF: 1,043 X 8' X .5 = 3,608
TOTAL CUBIC VOLUME: 11,362 CU. FT.

GARAGE VOLUME - 6 STALL BLDG:
FIRST FLOOR: 1,497 X 8.75' = 13,099
GABLE ROOF: 1,497 X 8.6' X .5 = 3,743
TOTAL CUBIC VOLUME: 16,842 CU. FT.

Concept 1: Warm Modern Rustic

A grounded, inviting look with contrast and warmth.
- Primary: Terracotta (SW 6341 Red Cent)
- Accent: Burnt orange (SW 7701 Cavern Clay)
- Trim/Base: Warm light beige (SW 7551 Greek Villa)
- Optional Secondary: Charcoal grey (SW 7069 Iron Ore)

Ideal for: Residential or mixed-use projects with a cozy, contemporary feel.

Concept 2: Soft Urban Contemporary

A softer, sophisticated palette that feels modern and clean.
- Primary: Cool gray (SW 7667 Zircon)
- Accent: Blush beige (SW 6057 Malted Milk)
- Trim/Base: Pale cream (SW 7556 Creme)
- Optional Secondary: Dusty blue (SW 6246 North Star)

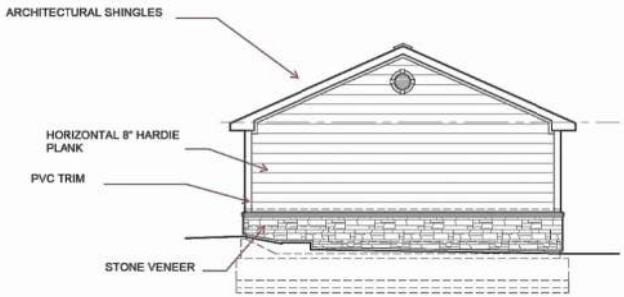
Ideal for: Residential or commercial projects aiming for a minimalist or serene design.

Concept 3: Earthy Heritage Blend

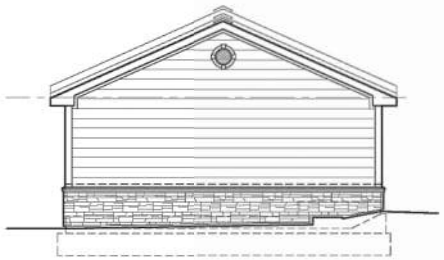
Inspired by traditional architecture with rich earthy tones.
- Primary: Clay brown (SW 7701 Cavern Clay)
- Accent: Deep wine/maroon (SW 7583 Wild Currant)
- Trim/Base: Light warm tan (SW 6644 Ablaze)
- Optional Secondary: Muted grayish taupe (SW 7672 Knitting Needles)

Ideal for: Any structure aiming for timelessness and connection to the natural surroundings.

5 - REAR ELEVATION 4-STALL WOOD GARAGE
SCALE: 1/4" = 1'-0"



4B - LEFT SIDE ELEVATION - 4-STALL WOOD GARAGE
SCALE: 1/4" = 1'-0"



4A - RIGHT SIDE ELEVATION - 4-STALL WOOD GARAGE
SCALE: 1/4" = 1'-0"

3 - FRONT ELEVATION 4-STALL WOOD GARAGE
SCALE: 1/4" = 1'-0"

NOTES:
COLOR WILL BE CHOSEN BY OWNER FOR BUILDINGS
TEXTURES SHOWN ARE REPRESENTATIVE ONLY AND WILL VARY FROM MANUFACTURER'S PRODUCTS
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issue / revision date
3-26-25 Progress

drawn by | checked by

project: Taldo Property Buildings X, X, X, X & X Springdale, Arkansas
sheet title: 4-Stall Wood Garage Elevations

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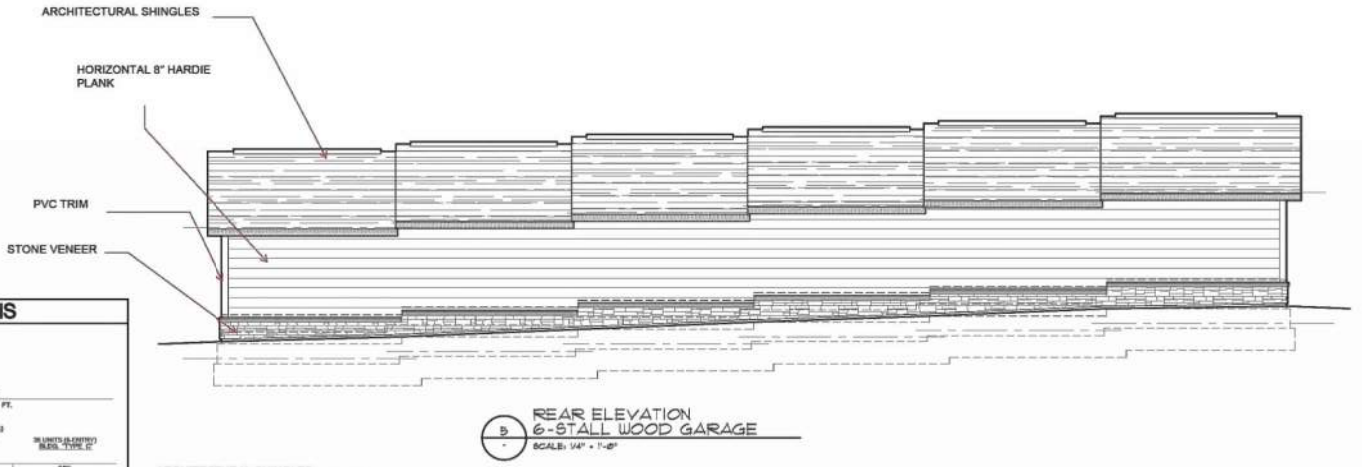
job number: 24056 | sheet number: 27



5 REAR ELEVATION
6-STALL WOOD GARAGE
SCALE: 1/4" = 1'-0"

HEIGHT & AREA ANALYSIS

PROJECT DATA

1. OCCUPANCY GROUP: "R-2" DEPARTMENTS
2. CONSTRUCTION TYPE: TYPE "5-A"
3. ALLOWABLE HEIGHT:
   ALLOWABLE HEIGHT (TYPE 5-A) - SPRINKLERED PER NFPA 13R = (4) STORIES - 60 FT.
   ACTUAL HEIGHT = (3) STORIES - 32(+/-) FT.
4. ALLOWABLE AREA (APT. BLDGS.):
   BASIC ALLOWABLE AREA PER FLOOR (TYPE 5-A) = 12,000 SQ. FT. = (100%)

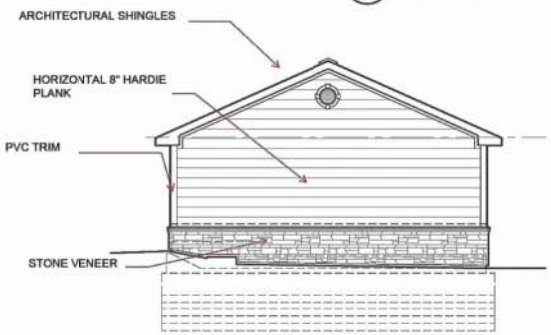
	24 UNITS (4-ENTRY) BLDG. "TYPE A"	30 UNITS (5-ENTRY) BLDG. "TYPE B"	36 UNITS (6-ENTRY) BLDG. "TYPE C"
PERCENT INCREASE FOR OPEN PERIMETER:			
PERCENT OPEN PERIMETER =	65%	65%	65%
PERCENT INCREASE PER CODE =	65%-25% = 30%	65%-25% = 30%	65%-25% = 30%
TOTAL PERCENTAGE FACTOR =	130%	130%	130%
MODIFIED ALLOWABLE AREA PER FLOOR =	15,600 S.F.	15,600 S.F.	15,600 S.F.
MODIFIED ALLOWABLE TOTAL BLDG. FLOOR AREA =	46,800 S.F.	46,800 S.F.	46,800 S.F.
5. ACTUAL AREAS: FIRST FLOOR:	8,098 SQ. FT.	10,327 SQ. FT.	12,572 SQ. FT.
SECOND FLOOR:	8,029 SQ. FT.	10,294 SQ. FT.	12,579 SQ. FT.
THIRD FLOOR:	8,297 SQ. FT.	10,361 SQ. FT.	12,481 SQ. FT.
TOTAL FLOOR AREA:	24,852 SQ. FT.	31,052 SQ. FT.	37,632 SQ. FT.

6. STORAGE SHED & BALCONY AREAS: STORAGE SHED AREAS:
   STORAGE SHED AREAS HAVE BEEN INCLUDED IN BUILDING AREA NUMBERS ABOVE.
   PATIO/BALCONY AREAS:
   PATIO/BALCONY AREAS HAVE BEEN INCLUDED IN BUILDING AREA NUMBERS ABOVE.
7. CUBIC VOLUME: APARTMENT VOLUMES:

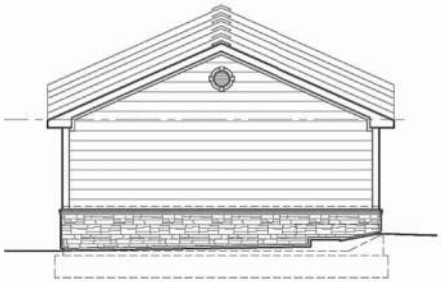
FIRST FLOOR:	8,098 X 9.5' = 76,932	10,327 X 9.5' = 98,107	12,572 X 9.5' = 119,434
SECOND FLOOR:	8,029 X 9.5' = 76,326	10,294 X 9.5' = 97,743	12,579 X 9.5' = 119,501
THIRD FLOOR:	8,297 X 9' = 74,673	10,361 X 9' = 93,249	12,481 X 9' = 112,329
ATTIC:	8,097 X 10' X .5 = 52,531	10,050 X 10' X .5 = 65,325	10,684 X 10' X .5 = 75,946
TOTAL CUBIC VOLUME:	284,852 CU. FT.	326,807 CU. FT.	427,210 CU. FT.

GARAGE VOLUME - 4 STALL BLDG:
FIRST FLOOR: 997 X 9.75' = 9,724
GABLE ROOF: 1043 X 5' X .5 = 2,608
TOTAL CUBIC VOLUME: 12,332 CU. FT.

GARAGE VOLUME - 6 STALL BLDG:
FIRST FLOOR: 1,497 X 9.75' = 13,099
GABLE ROOF: 1,497 X 5.5' X .5 = 3,743
TOTAL CUBIC VOLUME: 16,842 CU. FT.



4B LEFT SIDE ELEVATION -
6-STALL WOOD GARAGE
SCALE: 1/4" = 1'-0"



4A RIGHT SIDE ELEVATION -
6-STALL WOOD GARAGE
SCALE: 1/4" = 1'-0"

Concept 1: Warm Modern Rustic

A grounded, inviting look with contrast and warmth.
- Primary: Terracotta (SW 6341 Red Cent)
- Accent: Burnt orange (SW 7701 Cavern Clay)
- Trim/Base: Warm light beige (SW 7551 Greek Villa)
- Optional Secondary: Charcoal grey (SW 7069 Iron Ore)

Ideal for: Residential or mixed-use projects with a cozy, contemporary feel.

Concept 2: Soft Urban Contemporary

A softer, sophisticated palette that feels modern and clean.
- Primary: Cool gray (SW 7667 Zircon)
- Accent: Blush beige (SW 6057 Malted Milk)
- Trim/Base: Pale cream (SW 7556 Creme)
- Optional Secondary: Dusty blue (SW 6246 North Star)

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Concept 3: Earthy Heritage Blend

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- Primary: Clay brown (SW 7701 Cavern Clay)
- Accent: Deep wine/marcon (SW 7583 Wild Currant)
- Trim/Base: Light warm tan (SW 6644 Ablaze)
- Optional Secondary: Muted grayish taupe (SW 7672 Knitting Needles)

Ideal for: Any structure aiming for timelessness and connection to the natural surroundings.

3 FRONT ELEVATION
6-STALL WOOD GARAGE
SCALE: 1/4" = 1'-0"

NOTES:
COLOR WILL BE CHOSEN BY OWNER FOR BUILDINGS
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3-26-25 Progress

drawn by | checked by

project: Taldo Property
Buildings X, X, X, X & X
Springdale, Arkansas

sheet title: 6-Stall Wood Garage Elevations

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job number 24056 | sheet number 28

Concept 2: Soft Urban Contemporary

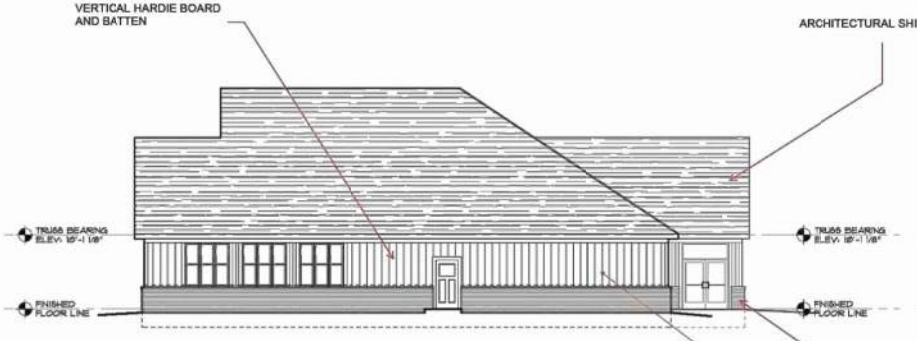
A softer, sophisticated palette that feels modern and clean.

A - Primary: Cool gray (SW 7667 Zircon)
B - Accent: Blush beige (SW 6057 Malted Milk)
C - Trim/Base: Pale cream (SW 7556 Creme)
D - Optional Secondary: Dusty blue (SW 6246 North Star)

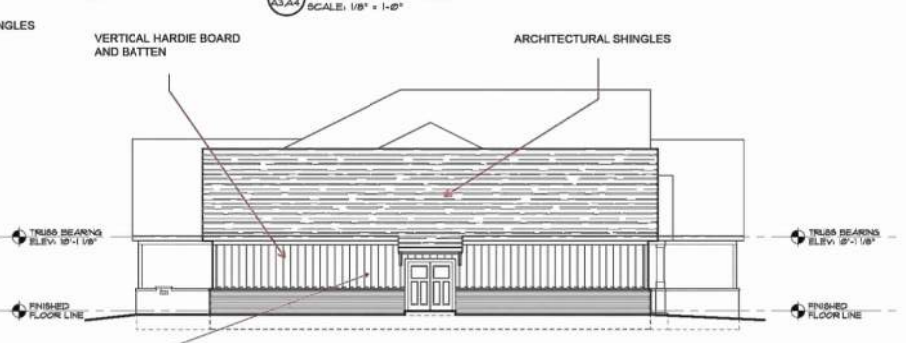
Ideal for: Residential or commercial projects aiming for a minimalist or serene design.

BRICK VENEER, ALABASTER, HENRY BRICK. SOFT BROWNISH RED BRICK ACCENTED WITH DARK GRAY FLASH.

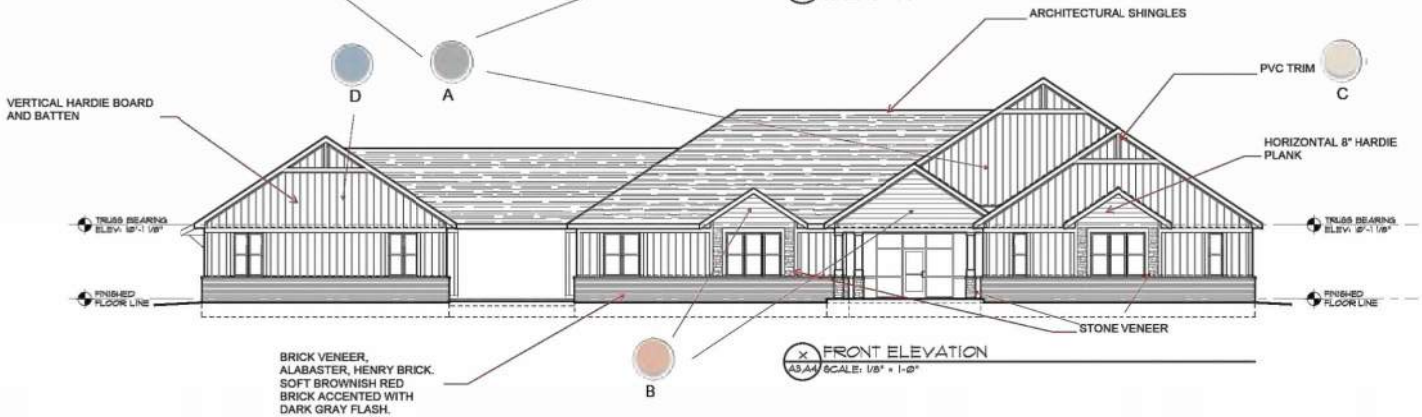
REAR ELEVATION
A3,A4 SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
A3,A4 SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
A3,A4 SCALE: 1/8" = 1'-0"



FRONT ELEVATION
A3,A4 SCALE: 1/8" = 1'-0"

NOTES:
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issue / revision date	
3-18-25	Progress
3-26-25	Progress

drawn by | checked by

project: Taldo Property Community Bldg., Fitness Center & Maintenance Springdale, Arkansas

sheet title: Exterior Elevations Details

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job number: 24056A | sheet number: A-5

Return to Agenda

L25-15: Vale at Watkins Apartments

SE Corner of Watkins Avenue & S. 64th Street & 3317 S. 64th Street

Large Scale Development Approval Extension Request

The Springdale Planning Commission met in regular session on Tuesday, July 7th, 2026, at 5:00 p.m. in Council Chambers.

Prior to the meeting being called to order, Chris Hussein led the Pledge of Allegiance and Brent Couch gave the invocation.

Roll call was answered by:

Brent Couch – Secretary
Chris Hussein – Chairman
Clement Ogunyemi
Jennifer Keith
Matthew Philpot
Tresa Reynolds

Also in attendance were Sharon Tromburg, Director of the Planning and Community Development Division; Jacqueline Perez-Pharr, Assistant Director and Planning Coordinator; Sarah Curry, Senior Planner; Nate Cole, Planner II; Jenny Neel, Planner II; Katie Hollingshead, Senior Project Manager with the Engineering Department; Ed Stith with the Building Department; and Steve Goss, Fire Marshall.

Mr. Chris Hussein called to vote on the approval of the June 2nd, 2026, minutes.

.

Ms. Keith moved to approve the June 2nd, 2026, minutes.

Approval of the June 2nd, 2026 Meeting Minutes is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*
NO: *None*

Mr. Hussein: That passes six to zero.

Mr. Hussein went on to review the items on the agenda that were tabled:

A. C26-10 **Honey Properties, LLC, Cameron & Kris Honey, & Mike Acuff**
South of 4376 Twin Oaks Drive
Tandem Lot Split in an A-1
Presented by Blew & Associates

B. C26-14 **Vilma E. Orellana**
2007 W. Huntsville Avenue
Tandem Lot Split in a C-2
Presented by Dana Roza

C. FP26-05 **The Courtyards at Butterfield**
South of Brushwood Avenue & West of Butterfield Coach Road
Presented by Justin Jorgensen

D. FB26-10 **Wrigley, LLC & Campus Edge, LLC**
403 Wayland Drive & Parcel East to 403 Wayland Drive
From MF-12 to NR-2
Presented by Ross Kephart

E. FB26-11 **Wrigley, LLC**
504 E. Velma Avenue
From MF-12 to NC-2
Presented by Ross Kephart

F. B26-58 **Reina Lopez-Bonilla**
2006 Robyn Road
Variance for Driveway Expansion Towards Primary Entrance
Presented by Jesus Matamoros

G. B26-64 **Cesar Polanco**
1013 Ritter Street
Variance for Reduction of Side Setback from 8’ to 5’
Presented by Cesar Polanco

V. Tabled Items

L26-06 **Miller Flooring Expansion**
388 & 396 N. 40th Street
B26-44 Variance from Commercial Design Standards
(A) Structure Back & Sides
(B) Multiple Buildings in Commercial Centers
(C) Outdoor Storage, Trash Collection & Loading Areas
(D) Facades & Exterior Walls
(E) Detail Features
(F) Roofs
(G) Materials & Colors
(H) Landscaping
B26-56 Variance for Existing Nonconformities to Remain
W26-24 Waiver of Street Improvements on N. 40th Street & Dixie Industrial Ave
Presented by Crafton Tull

Ms. Karr: Good evening. I am Ali Karr with Crafton Tull and this is Courtney Austin [gesturing to Ms. Austin]. We'll go ahead and give an overview, or do you want to go ahead and let staff give a report? Or how would you like us to proceed?

Mr. Hussein: If you want to, go ahead and give an overview of the project.

Ms. Karr: Perfect. So, overview of the project: This is an expansion for Miller Flooring. They are currently occupying two buildings at the corner of 40th [Street] and Dixie Industrial [Avenue]. This expansion will be about 13,000 square feet of warehouse expansion. Currently, right now, they have a lot of flooring materials on site, either in their yard or in Conex boxes, and the whole intent of this project is to just bring that inside, and kind of enhance the curb appeal of their project, and just continual maintenance of their site and just get all of those materials off the yard and inside a structure.

We are not proposing to do much site improvements. We're not changing the entrance to the site, traffic flow to the site. We are simply just building that warehouse expansion so that they can bring those materials inside. And so, you'll see we do have quite a few lists of variances and waivers, and a lot of that is to conform with the existing buildings. And so, I can kind of walk down this list for you and we'll be available for questions at the end. But we'll just kind of give a quick overview— I'll speak on behalf of the architect as well because some of these are architectural. So, some variances— we do have a side setback— side and rear setback variance. That is due to the existing building already encroaches in that twenty-foot setback on what is the south side of the

property. So, side from 40th [Street] and rear from Dixie Industrial [Avenue]. We're just continuing that wall projection with the expansion. And so, we are encroaching in that setback, but again it's an existing non-conformity that we have that we just want to continue rather than have a funky offset of that wall. We do have multiple buildings in the commercial center, they're on two lots right now. We're working on a lot replat, but you'll see that there's quite significant grade change across the property. And so, expanding the building so that they could continue working in the current structure that they have, we need a separate building to accomplish that grade change and move between their uses of the warehouse. We will show outdoor— we don't have any dumpsters on site right now, but we're working with staff to identify where those— any future dumpsters would go. I think that you'll see that in our outstanding comments, we still have a few [comments] to work with planning and engineering, that we'll work through.

A waiver— or a variance on the facades and exterior walls. So, the code requires facades over a hundred feet in length to incorporate wall projections. And so, this speaks to one, the functionality of the site. We're not showing many projections on the north side, besides some— I believe they are… give me a second, some projection— we're showing minor projections in some awnings but besides that, we have large trucks that will go on the on the north side of the site, so we don't want the building to encroach on that existing drive aisle. Again, we're not trying to change any of the site conditions, so, don't want to encroach the building in the drive aisle that's already used for function of the existing building. And then again, if we add any projections on the southside, we'd be further encroaching in that setback that I had already mentioned we were— is a non-conforming piece of the site.

Some detail features that we're requesting, this building we're proposing is to be engineered architectural siding that would be framed. Anything beyond that would be beyond the building's frame and would further impose into, again, the side drive aisle or the rear setback. And so, the existing sites that you'll see all around are designed similarly to what we're presenting. So, it's kind of conforming with the rest of the industrial sites, commercial sites, around them. Again, the variances in roofs also, the code requires a change in height along every hundred linear feet in building length. And so, what we're proposing here is— the function of this warehouse, you need a minimum height for the owner to operate efficiently. And so, we're proposing the building operate at that minimum height rather than change the height of the building. With the existing grade on the site. You already have different roof planes from the existing building down to our proposed building to even their office building, they're all at different heights, so you already kind of see that

different projection across the site as you work east to west. And so, we're asking a variance from that requirement, that the roof planes and wall planes already break up the scale of the site.

Then, last on the architectural variance would be our materials and colors. And so, we are asking for a variance that we would like to do pre-engineered metal building. Again, as the function of this site this is going to be warehouse, it's consistent with the other developments, consistent with the additional building that is already on site. We are proposing to add some additional facades to the existing building that fronts 40th [Street], but this building is tucked back 140 feet off of Dixie Land Industrial [Avenue], with plenty of screening, landscaping— I don't know if you have our landscaping plan that you can pull up there as well, but we have lots of plantings that we're going to add that'll add that buffer between what you can see from this building— you really can't see this building from 40th [Street], but we're looking to potentially add and beautify the front of the existing building in lieu of that predominant exterior building material. And I'll have Courtney go over some of our site-specific variances as well.

Ms. Austin: Yeah, I'll start with some of the landscape variances. That's kind of the street frontage landscaping on both 40th [Street] and Dixie Land Industrial [Avenue], as you can see [gestures to the presentation on screen], we are providing screening just a little bit further back from those utilities. And again, we're not really touching the street frontage. We're not adding or changing any of the entrances there. We also asked for a variance on the landscape for the facade of the building. We're not really putting any landscaping just to match with that existing building and tie straight into the existing drive aisle there. And then, she already— Ali already touched on that rear setback that is heavily screened and it is in line with the building. And then, we are asking for a couple of waivers, mainly for all of the nonconformities to remain on site. Mr. Miller has been an employee— he's owned this business in Springdale for several years, he really wants to kind of clean up that site and we're just asking that with that cleanup, he's not needing to conform to today's standards. He did improve the trail with the last large scale he pulled on this project. The street section has just changed since then. So, he— there are trails on both 40th [Street] and Dixie Land Industrial [Avenue].

Mr. Hussein: Any staff comments?

Ms. Curry: For planning, in addition to standard comments, I won't go back over in detail everything Ali and Courtney just relayed to you all, but I would like to clarify for the record that the

existing nonconformities request will include not providing any incompatible use screening to the residential properties on the south. Is that correct?

Ms. Austin: Correct. We will just keep what's there.

Ms. Curry: Okay. And then, you will also demo any of the trees on your side of the property line, but will preserve the trees not on your property?

Ms. Austin: Correct.

Ms. Curry: Okay. And then, confirm if warehouse is the only use on the subject property. [In] previous discussions, and it sounds like just now, we confirmed that there is indeed office use, so we'll need to rerun those calculations before we go to construction.

Ms. Karr: There's just office use in the single building on the corner. This expansion will just be warehouse.

Ms. Curry: Understood.

Ms. Curry read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for L26-06 (attached after the minutes for this item).

Mrs. Hollingshead: We actually have a project in design to do a 10-foot trail on 40th Street, so we wouldn't ask for a brand new sidewalk. We would just ask that, I believe it might be four feet or five feet, but the remaining up to ten feet be added onto that, and we would support a payment in lieu of that.

Mr. Hussein: Any comments from the public? Commissioners?

Dr. Ogunyemi: How wide— are the sidewalks already six feet?

Mrs. Hollingshead: I want to say they're both at four or five. Do you guys know?

Ms. Austin: I believe they're at five.

Mrs. Hollingshead: Both at five.

Ms. Karr: Yes, they were improved and added with the commercial building that they added on the corner a few years back.

Dr. Ogunyemi: Okay. And would you all be okay with the payment in lieu or?

Ms. Karr: I'm looking to our owner. So, in lieu of— I'm gonna explain it over the mic to him. So, in lieu of building the sidewalk, we could pay for the additional four feet.

Mrs. Hollingshead: That's correct.

Ms. Karr: Yes, we would be open to that. These sidewalks were just constructed, so we hate to pull them out and then redo ten [feet] at his expense. So—

Mrs. Hollingshead: And really, our project is trying to work within existing right-of-way and with existing sidewalks that are still in good shape. So, when we come through, that's what we're planning to do is just add on to get to that full ten feet so we can continue that trail. I think the we decided the name of it is going to be the Peaceful Valley Trail.

Mr. Couch: That was only going to be my thoughts too, considering all these waivers to at least think through the screening to the neighborhoods behind and street improvements.

Ms. Karr: Yes. Yes. So, there's existing trees. There's a pretty sufficient tree line with a fence on that south side, and we would only demo the— I know we had spoke about the demo of the trees, that we would only demo the trees that were necessary for the building construction, but leaving those alongside the premature growth that you see right on the property line. But we—

Mrs. Tromburg: Is there water, or flooding, or drainage, or anything on that southside that makes the fencing— the screening difficult?

Ms. Karr: There is a drainage easement and a large culvert like, on our southwest very most corner. But the site does generally drain from east to west, and so, we would want to make sure that we don't hinder any of that drainage, but the true channel doesn't start as a concrete channel, that you can probably see in an aerial, but it's in our very southwest corner.

Mr. Couch: Finally, comments, whatever sufficient looks like from a city perspective for that neighborhood would be what I would want.

Mrs. Tromburg: Okay, I think staff, if possible, would encourage some sort of screening just with the residential neighborhood to the south. I know it might be difficult with the drainage, Katie's team may have to give input around the drainage easement. But we know that this is a unique piece of property and it's had some complex challenges and usually an expansion like this triggers the entire site to come into conformity and so they've been working pretty diligently with us.

Ms. Curry: [What we] might be able to do is— whenever we're getting ready to go to construction, we might be able to come out and visit the site and look at what trees we think are going to get taken down and see if there's any gaps we may want to fill in there.

Ms. Karr: Yes, I think I think we can do that. That'd be great.

Mr. Hussein: Anything else from the commission?

Ms. Keith: I was just going to say I just along those same lines just want to encourage that any roof runoff or any of that stuff on that backside is not going to adversely impact any of those homes on that end.

Ms. Karr: Yes, ma'am. We'll make sure that we take a look at that with Katie's team as we final up the plans.

Mr. Hussein: Any comments from anybody else? Okay, we're going to start with B26-44, the variances A through H. That would be a call for the vote.

Mr. Couch: Call for the vote.

Approval of B26-44 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: It passes six to zero. Next will be B26-56, the variance for existing nonconformities. That's another call for the vote.

Mr. Philpot: Call for the vote.

Approval of B26-56 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [It] also passes six to zero. Up next is the waiver of street improvements. This is a motion to forward to Council with a recommendation of denial or approval of

Mrs. Hollingshead: And just to clarify, we do have those two streets there, so engineering would support a waiver of the sidewalk expansion on Dixie Industrial [Avenue] and a fee in lieu on 40th [Street] if that wasn't clear.

Ms. Keith: Motion to forward to Council to approve the waiver on Dixie Industrial [Avenue] and the fee in lieu on 40th [Street].

Mr. Couch: Second

A Motion to Forward W26-24 to City Council with Recommendation for Approval on Dixie Industrial Avenue and a Fee in Lieu on 40th Street is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [This] passes six to zero. Last, we'll do the large scale. That's L26-06. This is a motion subject to staff comments.

Mr. Couch: Motion subject to staff comments.

Dr. Ogunyemi: Second.

Motion for Approval of L26-06, subject to staff comments, is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: It also passes six to zero.

Mrs. Tromburg: Staff will prepare a Resolution for the waiver that goes to Council on the 28th [of July]

Ms. Karr: Perfect. Thank you guys.

The Memo for L26-06 is attached below:

Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: July 7, 2026

Re: L26-06 Large Scale Development Miller Flooring Expansion

Large scale development proposed for a 1.84-acre property located at 388 N. 40th Street. The project proposes an expansion of the existing Miller Flooring warehouse, previous office and showroom expansion approved in 2015 as L15-12. There are two associated variances, one (B26-44) for Commercial Design Standards & one (B26-56) for existing non-conformities to remain, as well as one waiver (W26-24) for street improvements on N. 40th Street and Dixie Industrial Avenue. There is also an associated replat (RP26-01) of Dixie Industrial Center and an accompanying informal plat (LS26-04) to combine the two parent parcels.

PLANNING COMMENTS

Reviewed by Sarah Curry
Date Reviewed: 6.11.26

1. This Large-Scale Development Plan has been given the number L26-06. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development *(standard comment).*
2. Submit PDF files and written comment responses at time of resubmission *(standard comment).*
3. On the cover page, please list/display all associated variances/waivers by their Springdale Planning Department project number *(standard comment).*
4. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding existing 12Kv and above *(standard comment).*
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans *(standard comment).*
6. Noted: RP26-01 must be filed prior to any issuance of permits for L26-06, update civil to reflect changes and filing numbers.
7. Noted: LS26-04 must be filed prior to any issuance of permits for L26-06, update civil to reflect changes, legal descriptions, and filing numbers.
8. Noted: Partial Vacation of U.E. 0023-00000261 must be vacated and filed prior to any permits being issued for L26-06
9. Noted: Entire site is to be brought up to current commercial design standards as outlined in Section II(B) of the Springdale Commercial Design Standards without a variance for existing non-conformities to remain being applied for and approved.
10. Noted: No outdoor storage.

11. Variance B26-44 has been requested for the following Commercial Design Standards:
    (A) Structure Back & Sides, southern side setback encroachment from 20' to 16.69'
    (B) Multiple Buildings in Commercial Centers, consistency and unity between all buildings within the commercial center

(C) Outdoor Storage, Trash Collection, & Loading Areas, landscaping of the loading areas so that they are fully contained and out of view from adjacent properties and public streets.
(D) Facades & Exterior Walls, southern façade is not incorporating wall projections or recesses
(E) Detail Features, northern, southern, and western facades
(F) Roofs, roof line will not change in height every 100 linear feet
(G) Materials & Colors, predominant material is prefabricated metal
(H) Landscaping, frontage landscaping, entryway landscaping, foundation landscaping, interior parking lot landscaping, and perimeter landscaping on the southern property line

12. Variance B26-56 has been requested for all existing non-conformities to remain, that the site not be brought up to current design standards.
13. Waiver W26-24 has been requested to not improve sidewalks on either Dixie Industrial Avenue nor N. 40th Street.

14. Confirm if warehouse is the only use on the subject property. Previous discussions and approved development plans have identified office and "show room" retail space uses as well.
15. If other uses are present, show the rate at which the parking spaces were calculated for each use. All required parking spaces shall be provided.
16. Show the dimensions for handicapped parking & access area.
17. Show exiting and or proposed dumpster location. Confirm if a dumpster enclosure nor enclosure landscaping is proposed.
18. Incompatible use screening is required when commercial uses are immediately adjacent to residential, provide an 8' opaque screening fence with a fence line break every 50'.
19. Commercial Design Standards require a lighting plan to be provided for all large-scale development plans displaying at least 1 footcandle in all parking and pedestrian areas. A lighting plan has not been provided to Staff; therefore, a review was not possible.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 03.04.26

No further comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 6.11.26

PROJECT: L26-06 Miller Flooring
REVIEW DATE: 5/28/2026

STANDARD COMMENTS
(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.
- A performance bond shall be submitted to the city prior to project approval for all public improvements.
- A maintenance bond shall be submitted to the city prior to COO for all public improvements.

- Work in city ROW shall be coordinated with Public Works Signalization to prevent damage to streetlights. PW needs to oversee depths, backfill, wire sizing, conduit sizing, etc.

PROJECT SPECIFIC COMMENTS

1. Chapter 110 – Streets, Sidewalks and Other Public Places
(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - Engineering supports a payment in lieu of the trail on 40th st

2. Chapter 50 – Floods
(Ord. No. 4110, § 1, 9-11-07)

- Submit a floodplain development application
    - Under construction and Final construction Elevation Certificates will be required for the addition
- Building must be elevated at least 2' above the base flood elevation or flood proofed

UTILITY COMMENTS

Reviewed by Ozarks Electric
Date Reviewed: 05.29.26

General Comments:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. Please contact Ozarks Electric if you have any questions.
   Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com
5. 30FT U.E. ALONG OZARKS OVERHEAD LINES

RP26-06 Jacob's Crossing, Ph. II & III
South of Don Tyson Parkway, between Repose Street & Meditation Loop
Lots 90, 91 & 107-109
Presented by Engineering Services, Inc

Mr. Davin: Kyle Davin with Engineering Services. So, we're proposing to take these four platted lots— or five platted lots and turn it into four [lots]. We're also working on getting utility providers to work with us to vacate the easement that was currently along the rear lot line of the three lots to the west.

Mr. Hussein: Any staff comments?

Mrs. Neel then read the Planning Comments Section of the Memo for RP26-06 (attached after the minutes for this item).

Mr. Davin: All of that makes sense. So, we've been working with Planning to resolve some of those issues. As for the Bill of Assurance or possible covenants, we haven't been provided any or found any that would reflect any issues with this replat.

Mr. Hussein: Any comment from the public? Engineering?

Mrs. Hollingshead: No comments from engineering.

Mr. Hussein: Commission? If there are no comments, this is a motion subject to staff comments.

Ms. Keith: Motion subject to staff comments.

Mr. Couch: Second.

Motion for Approval of RP26-06, subject to staff comments, is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*
NO: *None*

Mr. Hussein: This passes six to zero.

Mr. Davin: Thank you.

Mrs. Tromburg: Staff is going to prepare an Ordinance, however, we're going to go ahead and time it that whenever we schedule the Council date to vacate the easements, we will schedule the replat and have them go at the same meeting at the same time. So, we'll just coordinate with you all in the planning office. Okay.

Mr. Davin: Thank you.

The Memo for RP26-06 is attached below:

Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: July 7, 2026

Re: RP26-06 Replat Jacob's Crossing, Phase II & III

Replat of approximately 1.17 acres located south of E. Don Tyson Parkway and east of George Anderson Road. The replat will adjust the property lines of Lots 90, 91, and 107 to 109 by incorporating Lot 91 into said lots, eliminating Lot 91.

PLANNING COMMENTS

Reviewed by Jenny Neel
Date Reviewed: 06.26.26

STANDARD COMMENTS:

1. *This Replat has been given the number RP26-06. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (Standard comment)*
2. *Submit PDF files at the time of resubmission. (Standard comment)*
3. *On the cover page, please list/display all associated variances/waivers by their Springdale Planning Department project number. (Standard comment)*
4. *All comments from the utility companies and other city departments must be addressed prior to approval. (Standard comment)*
5. *Confirm that the filed protective covenants will not impact this replat.*

PROJECT SPECIFIC COMMENTS:

1. Any pre-existing easements that you wish to vacate shall be formally vacated with the city council. This will need to occur before the current replat goes before the city council for approval, and the vacation will need to be reflected on the plat by ordinance number.
    a. Easement vacations require written approval from all relevant utilities, and an ordinance to go before the city council in two hearings. You should coordinate with our city attorney's office to start this procedure.
2. Show building setbacks for all sides of lot 109A
3. Extend the utility easement line on Lot 109A.

4. Clarify what line L1 on Lot 109A is intended to represent and add an appropriate label or note identifying its purpose.

BUILDING AND FIRE COMMENTS
Reviewed by Ed Stith
Date Reviewed: 06.24.26

Due to the complexity of the lot lines and easements. Prior to foundation inspection, a licensed surveyor shall certify that the proposed dwelling walls with any eave do not fall within any easement or building setback.

ENGINEERING COMMENTS
Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 06.25.26

No further comments.

SPRINGDALE WATER UTILITIES COMMENTS
Reviewed by Ronald Watkins Jr., P.E.

Submit a detailed plat to Springdale Water Utilities for review and approval prior to obtaining signatures.

B26-39 **Eagle Carports**
473 E. Randall Wobbe Lane
Variance from Landscaping Requirement
Presented by Charles Hiatt & Chris Beasley

Mr. Beasley: Charles couldn't make it. I'm Chris Beasley.

Mr. Hussein: Tell us about the variance you're requesting.

Mr. Beasley: So, what we are looking to do is change the original landscaping design to just the front of the property and not both sides and the rear of the property.

Mr. Hussein: Why?

Mr. Beasley: The original soil analysis showed some issues with that and planting those trees, along with the sod that's planted in the retention pond.

Mr. Hussein: Any staff comments?

Ms. Curry: Mr. Beasley, do you mind clarifying if you are agreeing to also install the parking lot landscaping as shown on the plans?

Mr. Beasley: Yes, the parking lot landscaping and all of the front.

Ms. Curry: Have you guys looked into potentially planting native species that may be more fit to thrive in the soils here?

Mr. Beasley: Yes, that's what we're trying to do.

Ms. Curry: Okay. So, you are willing to plant the perimeter landscaping trees, but you wish to substitute them?

Mr. Beasley: Yes, I think that would probably be the best thing to do, but we were hoping to come across with just the front of the property.

Ms. Curry: Understood.

Mrs. Tromburg: Well, I don't— hold on. Will you clarify that one more time? Even though you're exploring native plantings, this right here is what you're proposing with just the parking lot and the frontage.

Mr. Beasley: Correct.

Mrs. Tromburg: Right. None of the sides and rear perimeter. You're asking basically for a variance to forego those sides.

Mr. Beasley: Correct.

Mrs. Tromburg: Okay. Was there ever coordination to try and explore native plants or some sort of landscaping plan even that was closer up that just delineated the back of your area or that lay down yard area?

Mr. Beasley: I don't believe so at this moment.

Mr. Hussein: Any public comment? Commissioners? So, you said you're exploring doing native trees.

Mr. Beasley: We would be willing to explore doing native trees., yes.

Mr. Hussein: Okay. I'll just say, I guess from my perspective, I'd like to see it. And I'm going to vote no on the proposal more likely than not as is. If you want to vote tonight, we can do that. If you want to change it to have it be the native trees with the requirement, we're happy to do that as well, I think that's just up to you.

Mr. Beasley: Okay.

Mr. Hussein: But that's just me personally. The rest of the commission can weigh in if they want or we can vote or if you want to reconsider it, just let us know.

Mrs. Reynolds: Can you elaborate on the soil issues in the back?

Mr. Beasley: I don't have the information. I just know that there was some issues with the soil that— when they were doing the parking lot, and that some of the soil had to be removed and replaced.

Mrs. Reynolds: Thank you.

Mr. Hussein: Any other comments? Okay. If none, this is a call for the vote.

Dr. Ogunyemi: Call for the vote.

Approval of B26-39 is voted on electronically:
YES: *Philpot*
NO: *Couch, Hussein, Ogunyemi, Keith, Reynolds*

Mr. Hussein: [That] fails five to one.

Mrs. Tromburg: So, you have the right to appeal the Planning Commission's decision to City Council. You have to file your appeal in writing to the City Clerk's Office within fifteen days of the Planning Commission's meeting. And you need to identify what you think the err of the Planning Commission's decision was. And, there is a requirement to renotify the adjacent property owners. And if you want to contact the Planning Office, we're happy to talk in detail to you or other staff tomorrow.

Mr. Beasley: Okay. Thank you.

Ms. Curry: Honestly, if you are agreeable to essentially just swap out— do substitutions for native trees, there's no need to go back before a body we can do that administratively

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B26-40 **Victor Hugo Caldera**
1635 Lester Cove
Variance from Fencing Materials
Variance for Increased Back Fence Height from 6’ to 6’ 5”
Presented by Victor Caldera

Mr. Caldera: Hello everyone. So, I come before you to—

Mr. Hussein: Sir, could you tell us your name please?

Mr. Caldera: Victor Caldera. So, I come before you to ask for a variance of a material fence and height. I know most of the heights have to be at six [feet]. For the most part it is at six [feet], only where I have lights, it goes up to like six [feet] four [inches]— six [feet] five [inches at] the tallest. As far as material fence, as you can see, I use metal instead of using wood pickets, and I just feel like it gives it a better value and it makes it look a little bit better than just having the wood pickets. I've been having to switch out the wood pickets every three or four months. So, it's— I feel with the metal fence, it's going to be a lot more durable, and it, as you can see, it kind of makes the property look a lot better, too.

Mr. Hussein: Any staff comments?

Mrs. Tromburg: Is this business or just residence, right? No, this just residence.

Mr. Caldera: Yes, ma'am.

Mr. Hussein: Any comments from the public? Yes, ma'am. Come forward. Please state your address and name.

Mr. Caldera: Oh, yeah. Sorry. Excuse me.

Ms. Myers: I'm Megan Myers. I'm at 1720 Silent Grove Road, which is the east side of this. I think it looks beautiful. The only thing I ask is that the tarp and the dirt get removed. That's been out there since you've been working, but yeah, it looks great.

Mr. Hussein: Thank you. Any other public comment? Commissioners? If there are no more comments, this is a call for the vote.

Mr. Couch: Call for the vote.

Approval of B26-40 is voted on electronically:

YES: *Couch, Hussein, Keith, Philpot, Reynolds*

NO: *Ogunyemi*

Mr. Hussein: This passes five to one. Thank you.

Mr. Caldera: Thank you very much.

VI. Public Hearing – Rezoning

R26-28 **DJ Custom Homes, Inc.**
804 Virginia Street
From MF-12 to MF-16
Presented by Daniel Jimenez

Mr. Jimenez: My name is Daniel Jimenez with DJ Custom Homes. What I have here is just an infill lot in Springdale, 804 Virginia Street. Currently zoned multifamily twelve, which requires 10,500, roughly, square feet of minimum lot size for a duplex building, and I'm just proposing to rezone it to MF-16, which requires, I believe, a 9,000 square foot minimum lot size to be able to build a duplex on it.

Mr. Hussein: Any staff comments?

Mrs. Tromburg then read the Memo for R26-21 (attached after the minutes for this item).

Mr. Hussein: Any comments from the public? Commission? There are none, this is a call for the vote.

Dr. Ogunyemi: Call for the vote.

Approval of R26-28 is voted on electronically:

YES: *Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *Couch*

Mr. Hussein: [It] passes five to one.

Mr. Jimenez: Thank you.

Mrs. Tromburg: Staff will prepare an Ordinance that's going to go to City Council on the 28th of July. Okay.

Mr. Jimenez: Okay. Thank you.

Mrs. Tromburg: It'll be here at six p.m. You're not required, but you are encouraged to attend.

Mr. Jimenez: Thank you.

The Memo for R26-28 is attached below:

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: July 7, 2026
Re: **R26-28 Rezone**

A request by DJ Custom Homes, Inc., for Planning Commission approval of a zone change from a Medium Density Multi-Family Residential District (MF-12) to a Medium/High Density Multi-Family Residential District (MF-16) for a tract of land containing 0.21 acres.

LOT LOCATION AND SIZE
The 0.21-acre tract is located at 804 N. Virginia Street, Lot 7, Block 4 of Neals Addition. A vicinity map is attached.

EXISTING ZONING
Medium Density Multi-Family Residential District (MF-12)

REQUESTED ZONING
Medium/High Density Multi-Family Residential District (MF-16)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The tract is undeveloped in an MF-12. The area to the north, west, and south contains low-density residential uses in an MF-12. The area to the east contains commercial operations such as restaurants & retail uses in a C-2.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates high-density residential. The Master Street Plan designates Virginia Street as a local street.

Under the current zoning, only a single-family home is permitted. Rezoning the property to MF-16 could allow a duplex, as the minimum lot area requirement would be reduced from 10,500 square feet (MF-12) to 9,000 square feet, subject to all applicable development standards.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- **Provides more compact residential development, promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.**
- **Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.**

R26-29 **Berean Baptist Church**
515 Sanders Avenue
From C-1 to C-2
C26-13 Use Unit 42 (Church/Synagogue) in a C-2
Presented by Wayne Vanhook

Mr. Vanhook: We are asking for the rezoning of this property, was— had a split zone on it. So, we're bringing it into, from the part that's C-1 into C-2. So, it'll all be C-2 and we're going to ask for a usage [Use Unit] 42 which is a church or a synagogue. It's a church that has been existing on the property for five years, but we're correcting the zoning [to] where everything matches. We have— the property has been examined by the fire department, we got a clear bill of health on it yesterday. Everything's been done and the usage won't change. No neighbors disagreed— in fact, we got a letter from one of the neighbors recommending and so if there's any other questions, the pastor is here tonight and a member.

Mr. Hussein: Just confirming you are Mr. Vanhook?

Mr. Vanhook: Excuse me?

Mr. Hussein: Confirming you are Mr. Vanhook?

Mr. Vanhook: Yes. I'm sorry. Did I not say? Okay, I apologize. I'm Wayne Vanhook with Crye Leike Realtors, Springdale.

Mr. Hussein. No worries. Thank you, sir. Any staff comments?

Mrs. Tromburg: Yes. So, like Mr. Van Hook just said, this is largely a housekeeping action for the property for their zoning and approvals. Looks like the church purchased the property in 2021 and they've been operating since. And so, we need the correct zone and to obtain a Conditional Use to allow the church. So, for the rezoning:

Mrs. Tromburg then read the Memo for R26-29 (attached after the minutes for this item).

Mr. Hussein: Any comments from the public?

Mrs. Hollingshead: I have one comment as well. Just wanted to note to owner, whoever is here tonight, that this property does lay in the floodway. And so, any changes that the owner would like to make to the building or to the site require flood plain development permit, and there are some heavy restrictions. As long as you keep the building as is, no problem though.

Mr. Vanhook: And the fire department just finished yesterday with everything with our inspection.

Mr. Hussein: Any other comments? Commissioners?

Ms. Keith: Just curious, it just— this building would be otherwise be a commercial building in any other use, and so that's why it makes more sense to keep it as a C-2 [zone] with [a] Conditional Use, instead of doing like a P-1 [zone] type thing?

Mrs. Tromburg: Correct. I believe they indicated on the application that the church wanted to keep it [zoned] C-2 for potential future options, if they weren't going to keep it long-term as a church location and they need the C-2 [zone] and [in] a C-1 [zone] there's not the option for a church with a conditional use. Is that correct, the reasoning?

Mr. Vanhook: Yes, we need C-2 [zone] to have the Use Unit 42 variance or— allowance is in C-2. So, we needed to be C-2 [zoned] to be allowed to have a church or synagogue.

Mrs. Tromburg: I think she wanted to confirm why you weren't seeking a P-1, an institutional zoning, that would make a church by right, that you were doing the commercial [zone] instead. Was that just to keep future options open? I believe that's what the application [said]

Ms. Keith: P-1 [zone] doesn't require a variance.

Mr. Vanhook: Right. The church, this small church could outgrow that and so might have another use, you know, for it. So, we prefer C-2 [zone].

Mr. Hussein: Any other comments? If none, we'll start with the rezone. That's a call for the vote.

Mr. Philpot: Call for the vote.

Approval of R26-29 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [This] passes six to zero. Up next will be the Use Unit 42, Conditional Use in a C-2 [zone]. That also is a call for the vote.

Mr. Philpot: Call for call for the vote.

Approval of C26-13 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: Also passes six to zero.

Mrs. Tromburg: All right. Staff will prepare an Ordinance for the rezoning and a Resolution for the conditional use and they're going to be set for City Council on the 28th of this month, here at six p.m. Not required, but encouraged to attend.

Mr. Vanhook: We'll be there. Thank you.

Mrs. Tromburg: Thank you.

The Memos for R26-29 and C26-13 are attached below

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: July 7, 2026
Re: **R26-29 Rezone**

A request by Berean Baptist Church for Planning Commission approval of a zone change from a Neighborhood Commercial District (C-1) to a General Commercial District (C-2) for a tract of land containing 0.39 acres.

LOT LOCATION AND SIZE
The 0.39-acre tract is located at 515 Sanders Avenue. A vicinity map is attached.

EXISTING ZONING
Neighborhood Commercial District (C-1)

REQUESTED ZONING
General Commercial District (C-2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The tract contains the Berean Baptist Church in a C-1. The areas to the east and west contain commercial businesses in both C-1 and C-2. The area to the north contains residential uses, while the area to the south is an undeveloped tract, both in an MF-12. This site is less than 300' east of the Razorback Regional Greenway.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Commercial. The Master Street Plan designates Sanders Avenue as a collector street.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- **Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.**
- **Promote the viability of older commercial properties as well as new commercial developments.**

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: July 7, 2025
Re: **C26-13 Conditional Use Request**

A request by Berean Baptist Church for a Use Unit 42 (Church/Synagogue) in a C-1 & C-2. The site has historically operated as a church and is surrounded by commercial uses.

LOCATION
515 Sanders Ave, accessed by either N. Thompson Street or N. Shiloh Street.

EXISTING CONDITIONS
2,258 sq ft commercial building with paved parking in the rear.

PARKING
13 spots on site. 12 spots are required.
1 ADA spot (aerial photo)

SITE PLAN REVIEW REQUIRED: __X__ Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES
The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the planning commission and for each specific conditional use location.

ACCEPTABLE	Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
ACCEPTABLE	Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.
ACCEPTABLE	Refuse and service areas, with reference to the items 1 and 2 above.
N/A	Utilities, with reference to locations, availability and compatibility.
N/A	Screening and buffering with reference to type, dimension and character.
ACCEPTABLE	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility with properties in the district.
N/A	Yard requirements and other open space requirements.
ACCEPTABLE	The size and shape of the site, including the size, shape, and arrangement of proposed structures in keeping with the intent of this chapter.
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
ACCEPTABLE	General compatibility with adjacent properties and other properties in the general district.

RECOMMENDED CONDITIONS

1. Occupancy load as determined by the Assistant Fire Marshal to be 48 persons for the entire suite.
2. Hours of operation are limited to Wednesday, 6 p.m. to 7:30 p.m., Friday, 8 a.m. to 2 p.m., Saturday, 9 a.m. to 11 a.m. Sunday, 8:30 a.m. to 2 p.m. and 3:30 p.m. to 5 p.m.
3. Must observe the provisions of the City's adopted noise standards.
4. Meet all building and fire code provisions.
5. No sign shall be erected, maintained, or utilized within the city except by a permit issued by the chief city inspector.

R26-30 **Harold & Dorothy Schwartz Living Revocable Trust**
Southwest end of Purtle Avenue & North of W. Don Tyson Parkway
From C-6 to C-2
Presented by Harold Schwartz

Mr. Schwartz: My name is Harold Schwartz. I'm petitioning a— what we've got is a remainder of a larger commercial property that the larger property was zoned C-6 and there's this remnant, [it] is not very big, and C-6 [zone] does not leave much options for development. So, [we're] requesting C-2 [zone].

Mr. Hussein: Any staff comments?

Mrs. Tromburg then read the Memo for R26-30 (attached after the minutes for this item).

Mrs. Tromburg: This remnant, since it was a part of the Don Tyson Parkway development in the early 2000s, C-2 is a downgrade and it's a small piece. It could potentially still be developed, but it will be— it will have its challenges.

Mr. Hussein: Any comments from the public? Yes, ma'am, please come forward. State your name and address.

Ms. Dejarlo: Hello, my name is Amber Dejarlo. I live on 692 Purtle Avenue, right across the street from this plot of land. As you can see, it's a very small street. It's all occupied by families that have small children that play in the street every single day. I'm just afraid, with this turning into a commercial lot, that it's going to turn into a more dangerous area. We are— just two days ago there was somebody who was hit and killed in that spot exactly. So, with a commercial lot, people might drive through and try to cut around traffic, because traffic backs up around this corner here every single day twice a day during rush hour. I do have people that try to go up there already and then they find out that it's a dead-end street, they turn around, people zip on through. But, with it turning into commercial lot, I'm just afraid that if there isn't some kind of blockade or something, the people are going to be trying to cut through and it's going to be completely non-usable to the families that live there. And that's my concern. Thank you.

Mr. Hussein: Any other comments?

Shana: Hi, my name's Shana. I also live on Purtle Avenue. I agree with what she said. It's a very small street. There are lots of families who live there. So, I share the same fears that putting a commercial lot there would make it a little bit more dangerous. Also, like she said, during school season, with traffic, at— in the early in the morning or five o'clock traffic, it gets so blocked up back there. So, I would I share the same concerns that people would end up just using our street as like a cut-through, and again, I just feel like it would— it would make it a little bit more dangerous for all the families who live there and have their kids playing in that area. Thank you.

Mr. Couch: Do you want to specify what's already zoned there and, kind of, what it's moving to just to for information?

Mrs. Tromburg: So, right now currently it's zoned C-6. So, it is already a commercial lot. So, even as today, if he were just to come in and meet the basic minimum requirements, I mean, they'd be able to sell vehicles, have a parking lot, automotive services they could have oil change, [or a car] detail place. So, today by right, they could do commercial development and a downgrade to C-2 is just— opens it up to a more broad category of the different commercial uses and options that that could come there. But if this site was to be developed, they would still have to go through the development plan and all the development requirements of the city. So, there would be thorough vetting, and neighbors would be notified, and this would be part of the public process if it was to be developed.

Mr. Philpot: That's something I would just to clarify for the citizens that if you— when this goes to be developed again in the future, you will have a chance to come and speak about the safety [because] I would agree that it's not a very safe area. So, I would encourage you to come back again when this goes to be developed, someday.

Mr. Hussein: Any other comments? If none, this is a call for the vote.

Mr. Philpot: Call for the vote.

Approval of R26-30 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [This] passes six to zero.

Mr. Schwartz: Thank you.

Mrs. Tromburg: Staff will prepare an Ordinance that will go to City Council on the 28th [of July].

The Memo for R26-30 is attached below:

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: July 7, 2026
Re: **R26-30** **Rezone**

A request by Harold G. & Dorothy L. Schwartz Living Revocable Trust for Planning Commission approval of a zone change from a Large Product Retail Sales District (C-6) to a General Commercial District (C-2) for a tract of land containing 1.2 acres.

LOT LOCATION AND SIZE
The 1.2-acre tract is located at 642 W. Don Tyson Parkway, east of the southwest end of Purtle Avenue & north of W. Don Tyson Parkway. A vicinity map is attached.

EXISTING ZONING
Large Product Retail Sales District (C-6)

REQUESTED ZONING
General Commercial District (C-2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The tract is currently undeveloped and designated as C-6. To the north, there is a mix of residential and commercial areas, designated as SF-2 and C-2, respectively. The area to the east consists of residential uses also classified as SF-2. The south consists of commercial operations providing automotive sales and services in a C-6.

This parcel was created as part of the Don Tyson Parkway development in the early 2000s. The parent tract was subsequently rezoned in 2011.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates commercial and high-density residential. The Master Street Plan designates Purtle Avenue as a local street and W. Don Tyson Parkway as an arterial street.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- **Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations**
- **Assure adequate land allocation for commercial areas of sufficient size and in proper locations**
- **Encourage the development of a wide range of commercial development for the residents and tourists to include neighborhood, community, and regional centers.**

R26-31 **Stacy & Ellen Turner**
6531 New Hope Road
From A-1 to SF-2
Presented by Justin Jorgensen

Mr. Jorgensen: Good evening, Justin Jorgensen. Thank you for your time this evening, and we're requesting a rezoning on this and, as you guys probably know, ARDOT came through and is expanding that road so, they took a lot of the right of way. So, the Turner House, which would be the west house right next to the road, is getting torn down and ultimately, they're looking to sell that, to the property to the east. So, we're trying to do a little house keeping to get everything on the same page as far as setbacks and stuff like that. So, that's kind of the reason for the request. And I've worked with staff and they've been very helpful as always on, kind of, getting all this worked out. So, thank you.

Mr. Hussein: Any staff comments?

Mrs. Tromburg: I think we have an informal plat in review, and gold star for neighbor cooperation on this one. It's a great solution for this and, for the rezoning:

Mrs. Tromburg then read the Memo for R26-31 (attached after the minutes for this item).

Mr. Hussein: Any comments from the public? Commissioners? If none, this is a call for the vote

Ms. Keith: Call for the vote.

Approval of R26-31 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*
NO: *None*

Mr. Hussein: [That] passes six to zero.

Mrs. Tromburg: Right. Staff will prepare Ordinance that goes [to City Council] on the 28th [of July].

Mr. Jorgensen: Thank you very much.

The Memo for R26-31 is attached below:

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: July 7, 2026
Re: **R26-31** **Rezone**

A request by Stacy & Ellen Turner, for Planning Commission approval of a zone change from an Agricultural District (A-1) to a Low/Medium Density Single Family Residential District (SF-2) for a tract of land containing 0.92 acres.

LOT LOCATION AND SIZE
The 0.92-acre tract is located at 6531 New Hope Road, east of Highway 112. A vicinity map is attached.

EXISTING ZONING
Agricultural District (A-1)

REQUESTED ZONING
Low/Medium Density Single Family Residential District (SF-2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The tract has been subject to acquisition by the Arkansas Department of Transportation (ARDOT) for the Highway 112 expansion project and contains a single-family dwelling within an A-1 zoning district. To the north, the area remains undeveloped, while the area to the east features residential uses, also zoned A-1. To the west, there is a detached structure situated in an A-1 zone owned by ARDOT. The city limits of Tontitown are nearby to the west, which includes residential areas designated as low density Single-Family Residential.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Low Density Residential. The Master Street Plan designates New Hope Road as a collector street.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- **Protect the positive aspects of neighborhood character throughout the city.**
- **Assure adequate land allocation for residential purposes by providing lots of adequate size.**
- **Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.**

R26-32 **Excellerate Housing, LLC**
SE corner of Ford Avenue & Butterfield Coach Road
From PUD to Revised PUD
Presented by Ryan King, ISG, Inc

Mr. King: Good evening. Ryan King with ISG, and what we're doing is presenting for a revised PUD for two different properties that would be located here [motions to the screens available to the audience and commissioners], one on the north side and referenced on the south side as well, of Ford Avenue. Essentially, we have very minor changes in what was presented originally. So minor in nature, overall, the intent of the project is fully intact. Some of the sheets were revised in the process for clarity with the contractor and with Springdale Water Utilities. Parking count increased slightly on one side. This is all highlighted in our PUD narrative that has been revised. Our compact spaces on the south. We added a few compact spaces. Essentially, what happened there was, there is a minimum sidewalk requirement through ADPA funding which reduced the size that are available to a few parking spaces. So, we identified those as compact spaces. And then, our— I think we're at a point zero-one decrease in our overall area. So very very very minor change in our area calculations, and our open space was refined a bit. Keeping the overall open space remains the same for the residents, and the playground area was refined a little bit too.

Mr. Hussein: Any staff comments?

Mrs. Tromburg: So, the Ford Avenue flats, the North and South, so R26-32 and the next R26-33, these items are related and they're part of the same overall affordable housing development known as the Ford Avenue Flats. So, although they function kind of as a single PUD, they're not contiguous and so, we have two separate PUDs, two separate rezoning projects that we're doing this. So, they have to be considered separately as two planned unit development revisions that are coming through. So, the Planning Commission originally approved this PUD in September of 2025, and since that, they have— the applicants and developers have worked really closely with staff and the water department and make sure that we have updated development plans that accurately reflect the site layouts for the rezoning.

Mrs. Tromburg then read the Memos for R26-32 and R26-33 (attached after the minutes for both items).

Mr. Hussein: Any other comments? Staff, public comments?

Mrs. Hollingshead: I'll just echo what Sharon said. We need that conservation easement with an operation and maintenance plan to be submitted to the city so that we can approve it and get it filed with the county. We need to consider storm water BMPS in that O and M plan during construction and long-term after construction. Needs to include things like who owns the open space, who maintains the open space, short-term and long-term maintenance activities, and who's responsible, mowing, litter pickup, invasive species removal, etc. Information about what is allowed and what is not allowed in the open space as far as tree removal, grading, etc., and the extent and location of undisturbed buffer zones.

Mrs. Tromburg: Jackie, was there anything else? Because they're also submitting a revised large scale [development plan], but due to the minimal modifications. We're actually doing that administratively and a staff level, but was there anything else? Okay.

Mr. Hussein: Any comments from the commissioners?

Mr. Couch: Yeah, just one question— it looks good, I'm just kind of curious from a picture that more so I know this looks like the south one as opposed to the north, but it looks like there's a neighborhood that butts like right up against—

Mrs. Tromburg: The one on the south side butts up against the commons to the east. To the south?

Mr. Philpot: To the west, I believe.

Mr. Couch: Yeah, I'm— my directions are off, but that parking lot in the side of the building that's to the left, [motions to the screens available to the audience and commissioners] looks like if you go one further left, it's just like the backyards of that neighborhood. What's the screening look like between or— what is between?

Mr. King: Sure. So, a few things—

Mr. Couch: Since it's three stories, it's kind of a tall kind of—

Mr. King: Well, it— we actually tried to get ahead of that. We transitioned down to two stories at those ends to help with that transition. We've created more space and provided planting in between the two. Much of our property sits out a little, you know, further to the north. So, I think it I think if I recall correctly, it's one and a half to two private residences that it would be adjacent to.

Mr. Hussein: Any other comments, questions? If none, this is a call for the vote on R26-32.

Mr. Philpot: Call for the vote.

Approval of R26-32 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [This] passes six to zero. We've also got R26-33 that we've discussed. I don't think there are any new comments from staff. Are there any public comments? Commissioners? This one also is a call for the vote.

R26-33 **Excellerate Housing, LLC**
North of Ford Avenue, South of Barker Lane
From PUD to Revised PUD
Presented by Ryan King, ISG, Inc

Dr. Ogunyemi: Call for the vote.

Approval of R26-33 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [It] passes six to zero as well.

Mrs. Tromburg: Staff will prepare two separate Ordinances. They'll both go to City Council on the 28th [of July]. Not required, but encouraged, recommended to come. Thank you.

Mr. King: Thank you all.

The Memos for R26-32 and R26-33 are attached below:

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: July 7, 2026
Re: **R26-32** **Rezone**

A request by Excellerate Housing, LLC, for Planning Commission approval of a zone change from a Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD) for a tract of land containing 6.46 acres.

LOT LOCATION AND SIZE
The 6.46-acre tract is located at the southwest corner of Ford Avenue & Butterfield Coach Road. A vicinity map is attached.

EXISTING ZONING
Planned Unit Development (PUD)

REQUESTED ZONING
Revised Planned Unit Development (PUD)

When substantial changes are proposed to an existing PUD, the city has historically required a PUD-to-PUD rezoning with an updated Development Plan. This process consolidates previous approvals into a single governing document that accurately reflects the proposed development, providing a clear and enforceable framework for future review by depicting the current layout, land uses, lot configuration, access, open space, and applicable development standards.

The project was reviewed as two separate PUDs as the sites are not contiguous. The PUDs were originally approved in September of 2025.

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The tract is currently undeveloped but has an approved PUD. To the north is undeveloped land zoned as MF-16. The area to the south features The Life at Shiloh Reserve, a multifamily residential development also zoned MF-16, which is accessed via Butterfield Coach Road. To the east, there is a small commercial tract zoned C-1, alongside more undeveloped land in an MF-16 zone and Butterfield Coach Road. Finally, to the west is Butterfield Gardens, Phase III (also known as The Commons), which is a single-family residential PUD with 44-foot lots adjacent to Ford Avenue.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates commercial & medium density residential. The Master Street Plan designates Ford Avenue as a collector street and Butterfield Coach Road as an arterial street.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- **Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.**
- **Protect the positive aspects of neighborhood character throughout the city.**
- **Appropriate locations for single-family and multi-family residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.**

PUD SPECIFIC COMMENTS – (same for both North and South)

1. While the narrative identifies public and private open space areas, it does not clearly define public access, permitted uses, operational policies, or how private open space differs from public open space. Although the applicant proposes conservation easements and continued developer ownership, the narrative does not identify the future easement holder, explain long-term maintenance and liability responsibilities, or clarify whether dedication to the City is anticipated.

2. The wetland conservation strategy remains incomplete, as no formal agreement has been executed, no conservation method has been selected, and additional environmental review is still required. Provide a complete conservation strategy, implementation timeline, and long-term management plan before issuance of grading permits.

3. Allowing Use Unit 29 by right and Use Unit 28 with conditions is encouraged. Consider Use Unit 4 for future development.

4. Add a description of the outdoor amenities depicted on the concept plan and address the proposed trail network and pedestrian improvements within the open space to ensure consistency between the narrative and site plans.

5. Clarify land use and density calculations. The narrative describes the project as a mixed-use development even though the proposed permitted uses are predominantly residential and open space. Additionally, the South site's overall density is calculated by averaging the entire tract, including preserved open space, while the actual residential parcel develops at approximately 22.6 units per acre. The narrative should clarify these distinctions to accurately represent the proposed development intensity.

6. Address inconsistencies, including describing the South site as being located north of Ford Avenue, along with typographical errors and conflicting descriptions in the document. These items should be corrected to improve the overall accuracy and consistency of the PUD Narrative.

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: July 7, 2026
Re: **R26-33** **Rezone**

A request by Excellerate Housing, LLC, for Planning Commission approval of a zone change from a Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD) for a tract of land containing 14.6-acre.

LOT LOCATION AND SIZE
The 14.6-acre tract is located north of Ford Avenue, south of Barker Lane. A vicinity map is attached.

EXISTING ZONING
Planned Unit Development (PUD)

REQUESTED ZONING
Revised Planned Unit Development (PUD)

When substantial changes are proposed to an existing PUD, the city has historically required a PUD-to-PUD rezoning with an updated Development Plan. This process consolidates previous approvals into a single governing document that accurately reflects the proposed development, providing a clear and enforceable framework for future review by depicting the current layout, land uses, lot configuration, access, open space, and applicable development standards.

The project was reviewed as two separate PUDs as the sites are not contiguous. The PUDs were originally approved in September of 2025.

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject area is currently undeveloped and is zoned as a Planned Unit Development (PUD). To the north, there are several low-density single-family homes, which are zoned as A-1 and SF-2. Additionally, there is an undeveloped tract to the north that is zoned P-1. To the south lies Butterfield Gardens, Phase III, also known as The Commons, which is a single-family residential PUD featuring 44-foot lots that abut Ford Avenue. The area to the east remains undeveloped and is zoned MF-16. Finally, to the west, there is an approved large-scale multifamily development that is currently under construction.

The area contains a wet pond that manages runoff and contributes to the site's drainage function. Its preservation is being considered in the overall stormwater and site design strategy and is being dedicated as a conservation easement. Spring Creek runs along the west side of the south development, and there’s an existing stormwater channel on the south side of Ford Avenue.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Commercial. The Master Street Plan designates Ford Avenue as a collector street, E. Huntsville Avenue as an arterial street, Barker Lane is a local street, and a future collector is planned for the west side of this development.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- **Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.**
- **Protect the positive aspects of neighborhood character throughout the city.**
- **Appropriate locations for single-family and multi-family residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility, and environmental factors.**

PUD SPECIFIC COMMENTS – (same for both North and South)

1. While the narrative identifies public and private open space areas, it does not clearly define public access, permitted uses, operational policies, or how private open space differs from public open space. Although the applicant proposes conservation easements and continued developer ownership, the narrative does not identify the future easement holder, explain long-term maintenance and liability responsibilities, or clarify whether dedication to the City is anticipated.

2. The wetland conservation strategy remains incomplete, as no formal agreement has been executed, no conservation method has been selected, and additional environmental review is still required. Provide a complete conservation strategy, implementation timeline, and long-term management plan before issuance of grading permits.

3. Allowing Use Unit 29 by right and Use Unit 28 with conditions is encouraged. Consider Use Unit 4 for future development.

4. Add a description of the outdoor amenities depicted on the concept plan and address the proposed trail network and pedestrian improvements within the open space to ensure consistency between the narrative and site plans.

5. Clarify land use and density calculations. The narrative describes the project as a mixed-use development even though the proposed permitted uses are predominantly residential and open space. Additionally, the South site's overall density is calculated by averaging the entire tract, including preserved open space, while the actual residential parcel develops at approximately 22.6 units per acre. The narrative should clarify these distinctions to accurately represent the proposed development intensity.

6. Address inconsistencies, including describing the South site as being located north of Ford Avenue, along with typographical errors and conflicting descriptions in the document. These items should be corrected to improve the overall accuracy and consistency of the PUD Narrative.

VII. Public Hearing – Conditional Use

C26-11 **Taqueria Manzanillo Mexican Food, LLC**
1321 W. Sunset Avenue
Use Unit 44 (Mobile Vending) in a C-5
B26-59 Variance from Utility Requirement for a Use Unit 44 (Mobile Vending)
Presented by Everardo Huitron Moran

Mr. Reyes: Hello. Valente Reyes, [motions to himself then the person at the podium with him] Everardo Huitron here and we're here to represent Taqueria Monzanillo Mexican.

Mr. Hussein: Could you repeat your names again, please?

Mr. Reyes: My name is Valente Reyes and this is [motions to the person at the podium with him] Everardo Huitron.

Mr. Hussein: So, tell us what you're here for, please.

Mr. Reyes: It's a food truck that's going to be located on 1321 West Sunset Avenue with the idea of Mexican cuisine.

Mr. Hussein: Any staff comments?

Mrs. Tromburg: So right now, the site, it has a commercial building and its home— is it home to two businesses? Smooth Solutions and Signs for Less?

Mr. Reyes: That's correct.

Mrs. Tromburg: It appears to have sufficient parking spaces for the commercial uses, including the three designated [parking] spots, space for potential picnic tables, and the food truck. However, the site requires restriping. Size, location, you've asked for a variance for the utility connection, B26-59. In our memo we had identified the maintaining the three parking spots, but since then, you have submitted an updated parking plan. So, the site standards we had a comment about blocking required parking for other uses, and then one of the restrictions that we had placed on the memo, was prior to issuance of business license, the applicant shall submit a revised site plan demonstrating the food truck operation does not reduce, obstruct or interfere

with required parking. Clearly identifying the parking spaces reserved for the food truck and customers and the proposed layouts shall be subject to Planning Department approval. Site inspection shall be completed by Planning Staff prior to issue of the business license. And so, the applicants actually came in yesterday and provided this— a couple really sufficient parking plans, and if you go back through just— aerial photos through time and history, they have kept the site accessible with decent circulation and the parking has been fairly clear. So, at this point staff feels pretty comfortable with the site plan, the parking. We would still encourage striping, although this looks good, we would love to see some striping that just helps with some of that control and the city can help provide some parameters for the striping.

Mrs. Tromburg then read the Memo for C26-11 (attached after the minutes for this item).

Mr. Hussein: Any public comment? Commissioners? There are none. Up first would be the conditional use. That's a call for the vote.

Mrs. Reynolds: Call for the vote.

Approval of C26-11 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*
NO: *None*

Mr. Hussein: [This] passes six to zero. And then, the variance from the utility requirement, it's also call for the vote

Mr. Philpot: Call for the vote

Approval of B26-59 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*
NO: *None*

Mr. Hussein: Also passes six to zero

Mrs. Tromburg: Alright so, this still has to go to City Council for one more round of approvals that is scheduled for the 28th [of July]. So, it'll be here at six p.m. You're encouraged to attend in case they have questions. All right. See you then.

Mr. Reyes: Thank you.

Mrs. Tromburg: Thank you.

The Memo for C26-11 is attached below:

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: July 7, 2026
Re: **C26-11 Conditional Use Request**

A request by Taqueria Manzanillo Mexican Food, LLC (Everardo Huitron) for a Use Unit 44 (Mobile Vending) in a Thoroughfare Commercial District (C-5). Mobile vending is the sale of goods or food from a portable, non-permanent setup (such as a vehicle, trailer, cart, or stand). It requires Conditional Use approval and must meet additional standards in the zoning ordinance *(Article 6, Section 3.16)*

LOCATION
The proposed food truck's location is 1321 W. Sunset Avenue, at the current Smooth Solutions, LLC, a car dealer business, and Signs 4 Less, a custom marketing business.

EXISTING CONDITIONS & PARKING
The site has a commercial building and is home to Smooth Solutions, LLC & Signs 4 Less. The site appears to have sufficient parking spaces for current commercial uses, including three designated spots, and space for two picnic tables and a food truck; however, the site requires restriping.

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES
The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the Planning Commission and for each specific conditional use location.

SIZE AND LOCATION
- ☑ Max 160 sq. ft. if accessory use
- ☑ Cannot be in front setback
- ☒ No utility connections allowed
  B26-59 Variance Requested
- ☑ 1,320 ft. separation between units *(except 2 max at corners)*
- ☒ Must maintain 3 parking spaces for vendor use

SITE STANDARDS
- ☑ Property must meet dustproofing/paving rules
- ☒ Cannot block required parking for other uses
- ☑ Parking lot lighting required
- ☑ Signs = temporary only, no flashing lights
- ☑ Health certificate must be displayed *(if required)*

HOURS
- ☑ Allowed 7:00 a.m. – 10:00 p.m. only
  Proposed: Tuesday – Sunday
  8:00 a.m. – 9:00 p.m.

CONDUCT & CLEANLINESS
- ☑ Must not obstruct traffic, sidewalks, or signage
- ☑ No loud devices/no ordinance violations
- ☑ Vendors must collect trash within 20 ft. of site

DISTANCE RESTRICTIONS
- ☑ Not allowed within 100 ft. of residential zoning, freeway ramps, or building entrances/exits
- ☑ Not allowed within 50 ft. of intersections, crosswalks, driveways, bus stops, fire hydrants, ADA spaces, pedestrian areas, or public ROW/sidewalks

ADDITIONAL RESTRICTIONS ON MOBILE VENDING SITES:

- Prior to issuance of a business license, the applicant shall submit a revised site plan demonstrating that the food truck operation does not reduce, obstruct, or interfere with required parking, and clearly identifying the parking spaces reserved for food truck customers. The proposed layout shall be subject to Planning Department approval. A site inspection shall be completed by Planning staff prior to issuance of the business license.
- Parking and loading areas identified.
- May not operate between the hours of 10:00 p.m. and 7:00 a.m.
- No obstruction of parking spaces is required for the operation of any other use on the site.
- Maintain on the site a minimum of three parking spaces designated for their use.
- If a health certificate is required, display the health certificate in a manner visible to customers.
- No obstruction of pedestrian or motor vehicle traffic flow.
- No obstruction of traffic signals or regulatory signs.
- No vending upon a public way.
- No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.
- Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand shall be collected and deposited into a trash container.
- Submission of approved gray water disposal by Springdale Water Utilities.
- Submission of approved grease disposal method approved by Arkansas Department of Health.
- All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.

C26-12 **Alabaster by KC, LLC**
2105 Tall Tree Lane
Use Unit 28 (Home Occupation) in an SF-2
Presented by Karina Montero

Mr. Garcia: Good afternoon, everyone. Good evening, actually. My name is Sergio Garcia and I'm the owner of Alabaster by KC. This [gestures at woman at the podium with him] is my wife Karina Montero, the administrator, CEO, and whatever, everything pretty much for me, and we're here today requesting, as you can see here, requesting approval for a Conditional Use permit to operate a small home-based business that is focused on essential oils, skin care, and wellness products. Our goal is to provide quality products that promote realization, self-care, and overall well-being. And, this is a small business [that] will not have a— will have very small impact or little impact on the neighborhood, because our work is pretty much online. We just started this business and that includes marketing, customer service and all that. So, we did not expect to have any customer traffic, excessive deliveries, noise or any activities that will disturb our neighbors. We're here because we deeply care about being a good neighbor and following all the city regulations. So, we're committed to operating this business responsibly and respectfully while maintaining the residential character of our home. So, any questions— any questions that you may have for us? Thank you for the time and consideration.

Mr. Hussein: Thank you. Any staff comments?

Mrs. Tromburg: And just to confirm, these products are going to be sold exclusively online?

Mrs. Montero: Yes, I— through my social media.

Mrs. Tromburg then read the Memo for C26-12 (attached after the minutes for this item).

Mr. Hussein: Any comments from the public? Commissioners? There are none. This is a call for the vote.

Mr. Philpot: Call for the vote.

Approval of C26-12 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [That] passes six to zero.

Mrs. Tromburg: All right. So, staff is going to prepare a Resolution that's going to go to City Council on Tuesday the 28th [of July] here, at six p.m. Okay. You're encouraged to attend.

Mr. Garcia: Thank you.

The Memo for C26-12 is attached below:

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: July 7, 2026
Re: **C26-12 Conditional Use Request**

A request by Alabaster by KC, LLC (Karina Montero & Sergio Garcia) for a Use Unit 28 (Home Occupation) in an SF-2. The applicant is requesting to operate a business consisting of blending and packaging essential oils within the residence. Products will be sold exclusively online. The proposed use will operate entirely as a low-impact, resident-based activity.

Residence: approx. 2393 sq ft heated/cooled.
Work Space: 37.5 sq ft (1.56% of 30% maximum heated/cooled space to be used)

LOCATION
2105 Tall Tree Lane, within the Forrest Glen Subdivision.

EXISTING CONDITIONS
Single-family dwelling in the Forrest Glen Subdivision. The site is surrounded by other single-family dwellings in an SF-2. The MSP designates Laural Ridge as a local street.

SITE PLAN REVIEW REQUIRED: __X___ Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES
The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the planning commission and for each specific conditional use location.

ACCEPTABLE	Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
ACCEPTABLE	Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.
N/A	Refuse and service areas, with reference to the items 1 and 2 above.
N/A	Utilities, with reference to locations, availability and compatibility.
N/A	Screening and buffering with reference to type, dimension and character.
N/A	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility with properties in the district.
N/A	Yard requirements and other open space requirements.
ACCEPTABLE	The size and shape of the site, including the size, shape, and arrangement of proposed structures in keeping with the intent of this chapter.
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
ACCEPTABLE	General compatibility with adjacent properties and other properties in the general district.

SITE PLAN REVIEW

Staff finds the request consistent with the requirements of Use Unit 28 (Home Occupation). The proposed use is conducted entirely within the residence, remains secondary to the primary residential use, and is not expected to generate significant traffic or impacts to the surrounding neighborhood.

HOME OCCUPATION SHALL BE PERMITTED ONLY IF IT COMPLIES WITH ALL THE FOLLOWING:

1. No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
2. No outside storage of materials required for the operation of the business.
3. Operated only by the resident members of the household and shall not have any employees, concessionaires, or any other form of operator or helper, whether such business is conducted on the premises or off the premises.
4. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
5. Generates no traffic, parking, sewage, or water use in excess of what is normal in the residential neighborhood.
6. Will not produce any fumes, odors, noise, or any other offensive effects that are not normal to residential activity.
7. Will not involve accessory buildings.
8. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
9. Will not require the construction of a duplicate kitchen or the addition to the existing kitchen.
10. Will not require or cause the consumption on the premises of any food product produced thereon.
11. Will not provide medical treatment, therapeutic massage, or similar activities.

VIII. Preliminary Plats, Replats, & Final Plats

RP26-07 **Conestoga Park**
East of Conestoga Street & West of N. 45th Street
Lots 6, 7, & 8
Presented by Stone Boshears

Mr. Boshears: Hello everyone. My name is Stone Boshears. I'm here on behalf of J.A. Riggs Tractor Company, also known as Riggs Cat, presenting the replat and combination of Lots 6, 7, and 8 of Conestoga Park. As you see here, this is located on the east side of Conestoga Street and west of North 45th Street. The property lies directly across 45th Street from our current rental and Springdale branch store and really, our intent to replat this and to combine these lots is to eliminate internal lot lines, building setbacks, to be able to use it as a lay down storage yard for equipment. We have a whole lot of equipment, doing a whole lot of business within this northwest Arkansas area and we just need extra space. So replatting this, if this passes, in the future we would like to fence around the property and then create a little gravel area that we can safely and effectively store equipment.

Mr. Hussein: Any staff comments?

Mrs. Neel then read the Planning Comments Section of the Memo for RP26-07 (attached after the minutes for this item).

Mrs. Hollingshead: No comments from engineering.

Mr. Hussein: Any public comments?

Ms. Curry: Mr. Boshears, is this property currently being used for equipment storage?

Mr. Boshears: We have in the past laid down some equipment here. Yes.

Mr. Hussein: Commissioners? If none, this is a motion subject to staff comments.

Mrs. Tromburg: This is just the replat. This is not the acceptance of a lay down yard.

Mr. Boshears: Correct. Just the replat.

Mr. Couch: Motion subject to staff comments.

Dr. Ogunyemi: Second

Motion for Approval of RP26-07, subject to staff comments, is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*
NO: *None*

Mr. Hussein: [That] passes six to zero.

Mr. Boshears: Thank you.

Mrs. Tromburg: If you want this to go to City Council next Tuesday, we would need an Ordinance prepared and sent to our office by tomorrow. We would like you to encourage and start with the vacating of that easement, so we're also help happy to help you get that started. Okay,

Mr. Boshears: Perfect. That'd be great.

Mrs. Tromburg: Thank you.

Mr. Boshears: Thank you so much.

The Memo for RP26-07 is attached below:

Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: July 7th, 2026

Re: **RP26-07** Replat Conestoga Park, Lots 6, 7, & 8

Replat proposed for a 8.1094-acre property located east of Conestoga Street and west of N. 45th Street. The plat proposes the creation of 1 parcel from the existing lots 6-8 of Conestoga Park, a commercial subdivision platted in 2006.

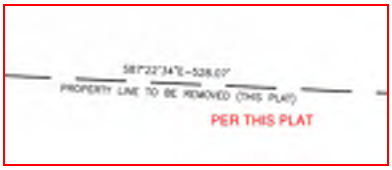
PLANNING COMMENTS
Reviewed by Jenny Neel
Date Reviewed: 06.30.26

REVIEWED BY: Jenny Neel
STANDARD COMMENTS:

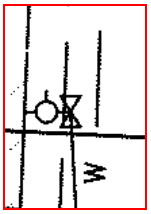
1. *This Replat has been given the number RP26--07. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (Standard comment)*
2. *Submit PDF files at the time of resubmission. (Standard comment)*
3. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
4. *All comments from the utility companies and other city departments must be addressed prior to approval. (Standard comment)*

PROJECT SPECIFIC COMMENTS:

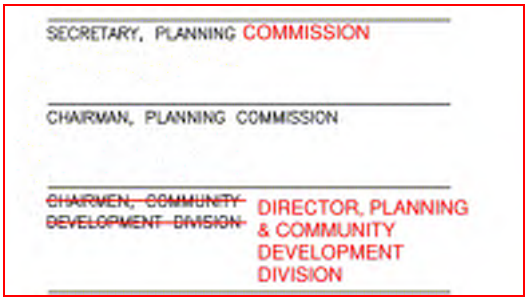
5. Any pre-existing easements that you wish to vacate shall be formally vacated with the city council. This will need to occur before the current replat goes before the city council for approval, and the vacation will need to be reflected on the plat by ordinance number.
    a. Easement vacations require written approval from all relevant utilities, and an ordinance to go before city council in two hearings. You should coordinate with the planning office to start this process. You can find the template attached to these comments.
6. Label all property lines adjusted by this plat as “Property Lines Removed Per This Plat.”



7. Add all symbols used and center line type to the legend.



8. Show sewer line on the west side of Conestoga Street.
9. Please correct the following on the signature block



BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 06.30.26

No further comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 06.30.26

No further comments.

IX. Large Scale Developments

L26-11 **Creekfront 49, Lot 4**
South of Conestoga Street & West of N. 45th Street
B26-71 Variance from Commercial Design Standards
(A) Screening
Presented by A4Civil

Mr. Geels: Hello, I'm Noah Geels with A4 Civil. We're working on, or we're proposing two commercial buildings. We're also requesting a variance for the screening, so we can do a chain link fence with razor wire and screening slats. This will be similar to the Lot 2 commercial development that has already been approved. That variance, very similar. It is pretty much the same thing as what was done in Lot 2 to the southeast. So, any questions?

Mr. Hussein: Any staff comments?

Mrs. Hollingshead then read the Engineering Comments Section and Mrs. Perez-Pharr read the Planning Comments Section of the Memo for L26-11 (attached after the minutes for this item).

Mrs. Tromburg: How tall is that retaining wall?

Mr. Geels: Thirty-three foot at the tallest it will be. We'll— we're getting structural engineers to design it and we'll submit it after, if we get approval, we'll submit it afterwards.

Mr. Hussein: Any comments from the public? Commission? There are none. We'd start with the variance. It's a call for the vote.

Ms. Keith: Call for the vote.

Approval of B26-71 is voted on electronically:
YES: *Couch, Hussein, Keith, Philpot, Reynolds*
NO: *Ogunyemi*

Mr. Hussein: [That] passes six to zero. Do the large scale. That's a motion for approval subject to staff comments.

Dr. Ogunyemi: So moved.

Mr. Philpot: Second.

Approval of L26-11, subject to staff comments, is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: Also passes six to zero.

Mr. Geels: Awesome. Thank y'all.

The Memo for L26-11 is attached below:

Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: July 7th, 2026

Re: **L26-11** Large Scale Development Creekfront 49, Lot 4

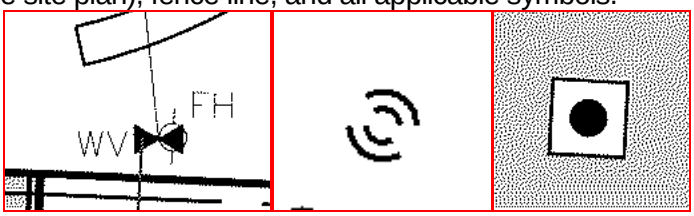
Large scale development proposed for a 6.967-acre property located south of Conestoga Street and west of North 45th Street. There are two proposed phases for warehouse, storage and office buildings with a shared laydown yard. This development is part of Lot 4, Creekfront 49

PLANNING COMMENTS

Reviewed by Jacqueline Perez-Pharr
Date Reviewed: 06.30.26

- This Large-Scale Development Plan has been given the number L26-11. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development *(standard comment).*
- Submit PDF files and written comment responses at time of resubmission *(standard comment).*
- On the cover page, please list/display all associated variances/waivers by their Springdale Planning Department project number *(standard comment).*
- In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12kV and above *(standard comment).*
- All comments from the utility companies and other city departments must be addressed prior to approval of construction plans *(standard comment).*

1. Update the legend to include the street centerline, right-of-way line (matching the line type shown on the site plan), fence line, and all applicable symbols.



2. Label the street classification per the adopted Master Street Plan. N. 45th Street is classified as a Local Street. Add this designation to the plat.
3. Revise the plan to ensure all standard parking spaces meet the required 9-foot minimum width.
4. Show the proposed method of screening rooftop equipment on the building elevations.
5. A note has been added to the landscaping plan indicating that an irrigation system will be provided. Submit a revised landscaping plan showing the location of the irrigation system.
6. For frontage landscaping, the required trees have been provided at 1 tree per 25 feet; however, add the required 7 shrubs per 25 linear feet along the south frontage of N. 45th Street.

7. Perimeter landscaping is required in accordance with Chapter 56. Provide the required landscaping along the southwest section of the development.
8. Foundation landscaping is required around the perimeter of all proposed buildings.
9. Show the required landscaping around the dumpster enclosure.
10. Fencing shall comply with the Commercial Design Standards. *A variance has been requested.*
11. All open storage areas must be screened with an 8' opaque screening fence.
    a. Chain link + slats are not permitted materials. *A variance has been requested.*

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 06.01.26

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 06.30.26

STANDARD COMMENTS

(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.
- A performance bond shall be submitted to the city prior to project approval for all public improvements.
- A maintenance bond shall be submitted to the city prior to COO for all public improvements.
- Work in city ROW shall be coordinated with Public Works Signalization to prevent damage to streetlights. PW needs to oversee depths, backfill, wire sizing, conduit sizing, etc.

PROJECT SPECIFIC COMMENTS

1. Chapter 106 – Stormwater Drainage
(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- Provide calculations for stilling basin design and sizing
- Show 20’ drainage easement on storm line A that carries offsite runoff

2. Chapter 110 – Streets, Sidewalks and Other Public Places
(Ord. No. 3258, § 1, 11-12-02)

- Submit structural plans for the retaining wall. Terracing with two shorter walls could be another option
- Submit junction box design from Scurlock
- Trees shown around the cul-de-sac are very close together, is this enough room for these trees to grow properly?
- Move frontage trees out of ROW

XI. Board of Adjustments

B26-62 **Get Graphic, Expansion**
1186 Bulldog Avenue
Variance from Commercial Design Standards
(A) Outdoor Storage, Trash Collection & Loading Areas
(B) Detail Features
(C) Materials & Colors
(D) Screening
Presented by Bates & Associates, Inc

Mr. McCutcheon: Good evening. My name is Hunter McCutcheon representing Bates and Associates regarding the Get Graphic Project. Tonight, we are here to request a variance from building materials, primarily the detailed features, colors and materials for a covered parking area located on the north side of the site. This parking area is going to be a primarily a metal structure and it is located behind the primary structure and it has a privacy fence that surrounds it. We will also be requesting a variance for landscape screening on the north side of the site for the outdoor storage area. And lastly, we're requesting a variance from opaque screening, which is required to be eight foot tall, and we are requesting to utilize the existing fence that is wooden and six feet tall.

Mr. Hussein: Any staff comments?

Mrs. Tromburg: Either Katie or somebody, but a little background on this one.

Mrs. Hollingshead: Y'all probably haven't seen this project before, it came through as a non-large scale back in 2022, originally. Included the building up front, the parking lot, and the detention pond. It was built and C of O was issued in late 2024. In March 2026, we issued a flood plain violation for unpermitted work in the flood plain, including a storage building, pavement, and vehicle material storage located partially in the floodway, and some unpermitted building addition was also observed at the time of inspection. So, to come into compliance, they needed to submit a revised non-large-scale development and a flood plain development permit application. The storage building does not meet Commercial Design Standards. So, that's why they're asking for these variances, it is existing on the site and they're looking to move it out of the floodway. Let's see, my comments on the project, even though it's you're not going to vote on the non-large scale, I still wanted to read these, pavement needs to be removed from the floodway. No storage is permitted in the floodway. Submit a floodplain development permit application detailing the

proposed work and uses in the flood plain, and need to verify the location of utility easements on the property. It's unclear whether the storage building and pavement are within an existing utility easement.

Ms. Curry: And [we] would also like to clarify, for the Planning Department, if the elevation related variance requests are for the carports only or if they are for any other proposed structures within this development.

Mr. McCutcheon: It's just for the carport.

Mr. Hussein: Any public comment? Commissioners?

Ms. Keith: I'd like to address a couple lighting items. Is lighting required in any of this?

Ms. Curry: If there are going to be employees parking in this area, then yes, we expect there to be a minimum of a foot candle in all parking and pedestrian areas. If this is for storage only and not for parking for your employees, then we highly encourage lighting of your storage areas for SEPTED reasons, but we will not require it.

Ms. Keith: Further to that, I didn't have a chance to physically get out to the building, but I'm looking at the front of the building on Google Maps, it looks like there are unshielded wall pack lights on the front of the building. I'm concerned about that, and so I'd like to see some shielding added to those fixtures to meet with our requirements. I would also say, if there are any fixtures added to the back that you choose to do, they must be cut off. And please, keep in mind you're higher than the residential areas behind you, and there's a significant chance of glare going into those areas, and please do your best to— if you do add lighting, to avoid spillage over into those areas.

Mr. McCutcheon: Yeah, we would put the lighting low and we would utilize wall packs on those with full cut off shields to meet Commercial Design Standards.

Ms. Keith: I'm just saying like, if it's push— you know, even if it's low, if it's pushing toward that, if it's anywhere above any of it, you know, it can create a glare just from being higher than the

other neighborhood areas based on what I can see from the topography depending on where it falls on the site.

Mr. McCutcheon: Okay. Yes, ma'am.

Mr. Couch: So, is everything that's behind the existing kind of building, is it fenced in, you said, or is there just like one flat fence in one part?

Mr. Black: There's a fence— I'm Erin Black with Get Graphic. There's a fence that we put in on the east side all the way down and then there was an existing fence at the bottom that was damaged during the sewer expansion that was replaced.

Mr. Couch: Does it go all the way back to the left, back to the building or just does it stop kind of behind that shed?

Mr. Black: It comes down on the right-hand side all the way down and then back across to the left topmost edge but does not come back up the other property line.

Mrs. Tromburg: Do we have a picture their non-large scale where it kind of shows the proposed placement? Got it. So, this was a “ruh-roh, we built in the flood plain with no permits.” So, this non-large scale is remedying— is trying to remedy that with the city.

Mr. McCutcheon: Yes. Correct.

Mr. Philpot: And so, we're voting on the variance of the Commercial Design Standards on something that was built without permit. Correct?

Mrs. Tromburg: Correct. So, they're proposing to move it, right? To move the actual building, yes.

Mr. McCutcheon: Yes, ma'am. We're proposing to move that out of the floodway and flood plain. Correct.

Mrs. Tromburg: So, seeking variances for what is a new development plan.

Mr. Couch: So, even if the fence is allowed to stay six— the six-foot fence to do the screening, is there not part of the property that should be screened, that's not screened, to the left? Is that fair to say?

Mrs. Tromburg: Potentially. It depends what's next to it. if they have storage or it's an incompatible use, they'd be required to.

Mr. Black: To the left is—

Mr. Couch: Well, I know it's undeveloped currently, but there's streets that are like cul-de-sacs that could come on down. So, if development goes behind there, is there adequate screening around your whole property to kind of block residential?

Mr. Black: I believe what's to my left is commercial, everything else is floodway, and then across is Pasofino Loop, and then I think maybe one house to the— to the west of Pasofino can see the property from the back, but I don't think there's anything there that's developable that isn't— that isn't currently occupied.

Mr. Couch: I'm following on the Planning Department, I guess, to see if there's anything that could be developed back there

Ms. Curry: If this is helpful, so if you see in this picture [gestures to the presentation on the screen] on the north end of this property there is a waterway and sewer lines that are going through there which Mr. Black is referring to, and then beyond that waterway is Pasofino Loop and, due to the sewer line construction, that had gone on through there and there are— there's not many trees. There are some but it is pretty bare there, but what they are proposing to do or to keep is not as— the elevation is not as high as the approved development. Was that helpful at all or is there any— Okay.

Mr. McCutcheon: And if I can add, the owner has stated that he is willing to plant some trees wherever it is needed or required to meet the standards. He's willing to work with everybody on that and make sure that we're meeting the code.

Mr. Hussein: It's a call for the vote on the variances if we're going to take them all together.

Mr. Philpot: Call for the vote.

Approval of B26-62 is voted on electronically:

YES: *Couch, Keith, Reynolds*

NO: *Hussein, Ogunyemi, Philpot*

Mr. Hussein: That's a tie, three to three. Fails.

Mr. McCutcheon: Thank you

Mrs. Tromburg: Well, you have— by the way— FYI, and you'll get a letter afterwards— but you have the right to appeal the Planning Commission's decision to City Council, you need to file your appeal in writing to the City Clerk's office within fifteen days of the Planning Commission's decision, you have to identify what you think the err of the Planning Commission's decision was, and there's a requirement to renotify the adjacent property owners. And if you get with the Planning Department, we're happy to walk you through that. Okay.

Mr. McCutcheon: Thank you.

B26-65 **Juan Manuel Rodriguez & Liset Lozano**
2306 Jean Street
Variance for Reduction of Front Setback from 30' to 20'
Presented by Juan Manuel Rodriguez

Ms. Rodriguez: Hi, my name is Jesselle Rodriguez and I'm going to help him— I'm going to interpret for him. He is hoping to request a variance for reduction of setback from thirty feet to twenty feet for the 2306 Jean Street. He's hoping to build a porch on his— on the front [side of the house] and he can't do so unless he gets the reduction.

Mr. Hussein: Thank you. Any staff comment?

Mrs. Tromburg: We verified there's no easement that they're encroaching on?

Mrs. Hollingshead: No easements. I just had a note that we need to make sure we're measuring from the back of the sidewalk, but it looks like we ran those calculations and it works out with the twenty feet that he's asking for.

Mr. Hussein: Any comment from the public? Commissioners? If none— where are we? Sorry, this is a call for the vote.

Mr. Philpot: Call for the vote.

Approval of B26-65 is voted on electronically:
YES: *Hussein, Ogunyemi, Keith, Philpot, Reynolds*
NO: *Couch*

Mr. Hussein: [That] passes five to one.

Ms. Rodriguez: Thank you.

B26-66 **Maebrie Cruce**
500 N. West End Street
Variance for Increased Front Fence Height from 3' to 6'
Presented by Maebrie Cruce

Ms. Cruce: Hello, my name is Maebrie Cruce. I'm just requesting a variance in height for my fence. It's a corner lot and so anywhere I want to build, it has to— it can only be three feet [tall], and I have a dog that is almost that tall like— so it's just not very safe, and so for my safety and then also the public safety, I'm just requesting the fence height increase.

Mrs. Tromburg: So, are you ideally seeking it where the yellow highlighted line is around the perimeter of your property?

Ms. Cruce: So, since it is a corner lot, I don't know if I necessarily would do the entire thing, but I'm not sure like at this point— I just want whatever would be approved in order to provide my dog with a safe area.

Mrs. Tromburg: I think sight and visibility, and so the engineering department and Katie's team, who oversees streets and sidewalks, would have some concern just as closer you get a taller fence of visibility and I know you're on an important corner and near a school. So, the closer that you move the fence towards the house is better for sight visibility or a different material, wrought iron or something that was visible. Katie may have some questions.

Mrs. Hollingshead: Right. I think we just need to figure out how far we need to set that fence back from the street just so that everyone can see at that intersection when they're coming around the corner, and we can work with you on that the exact location, but the height isn't a problem.

Ms. Cruce: Okay. Thank you.

Mr. Hussein: Any public comment? Commissioners? If none, this is a call for the vote.

Mr. Philpot: Call for the vote.

Mrs. Tromburg: I just want to be clear that it would be an acceptable, what we are voting— what the Planning Commission is voting on, is the fence height, but an acceptable— something that is worked out and approved by planning and engineering department.

Mrs. Hollingshead: Correct. Yeah. If you just want to reach out after tonight and we can kind of go out there and figure out where we need to move that fence so that everybody can see and you can back out of the driveway safely and all that.

Approval of B26-66 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*
NO: *None*

Mr. Hussein: [That] passes six to zero.

Ms. Cruce: Thank you.

B26-67 **Dean's Trail Commercial**
1515 & 1517 E. Robinson Avenue
Variance from Commercial Design Standards
(A) Pedestrian Flow
(B) Outdoor Storage, Trash Collection & Loading Areas
(C) Lighting
B26-68 Variance from Paving Requirement
Variance from Underground Utility Lines Requirement
Presented by Bates & Associates

Mr. McCutcheon: Good evening. My name is Hunter McCutcheon, representing Bates and Associates regarding the Dean Trail Commercial Center. Tonight, we are here to request some Board of Adjustments variances, along with Commercial Design Standard variances, and a waiver request. These are in regards to pedestrian flow, for a sidewalk connection that would connect to Highway 412. We have currently paid— or we're paying a fee in lieu for the sidewalk that fronts Highway 412, and currently are not providing the connection from that sidewalk to the customer entrance of the building. We are also requesting a variance for lighting on the east side of the site. Currently there is existing lights that do not meet Commercial Design Standards. They are not full cutoff lights. And, we are also requesting a variance for paving requirements for the private Highway 265 access. We would— we request that this be a gravel surface as this will only be used by the owners. And, we are also requesting a variance for overhead power as opposed to underground, which was requested from Ozark's Electric, and I believe that the owners are here to share a little more on that. And lastly, we have a waiver request for the sidewalk widening along Highway 265.

Mr. Hussein: That's not before this body tonight.

Mr. McCutcheon: Oh, I apologize.

Mr. Hussein: No worries.

Mr. McCutcheon: Okay.

Mrs. Hollingshead: We worked with the developer. He paid the fee in lieu, so we were able to take that off the agenda.

Mr. McCutcheon: Okay. Thank you for clarifying.

Mr. Hussein: Absolutely.

Ms. Curry: Staff would like to clarify, real quick, that there's also a variance request for outdoor storage, trash collection, and loading areas. For the dumpster enclosure on site, the enclosure itself meets Commercial Design Standards, however, the gate is chain link with slats and that does not comply.

Mr. Hussein: Any staff comments?

Mrs. Tromburg: I will note that the Dean's [Trail] project is coming along. You guys are getting close, but I think we— there was a summary that I think commissioners got handed. Which was basically just some background and history because, I think, even some of these variances we have actually visited before, have been denied where the twelve months has since passed, so, they can they can file again for said variance. So, even if we go through a couple of these and take a couple of these, because I think it is important to identify which ones this body has already denied, and they're asking for again and why, and which ones are connected to the actual Dean's Trail large scale development [plan] as opposed to some of the other dirt work that's happening with that entrance to [Highway] 265. Sarah.

Ms. Curry: So, just for the commission's context, for the pedestrian flow, what we're looking at on the screen here [gestures to the presentation on the screens], this is, the— there are two structures that were approved for this development. The structure we are on right now is 1515 East Robinson [Avenue], this is looking north towards Highway 412. On their development plan they took what you see here, is this pedestrian crosswalk, that brick pattern there, they took that to the right of way, and as you'll see in this picture, the pedestrian crossing was constructed in the parking lot, but it stopped short at [the] back of [the] curb. It does not actually connect to the right of way. So, that is for a pedestrian flow. And then as I said previously, the dumpster enclosure door, and then with the lighting itself. So, on the west side of the building the developer did provide full cut off shield wall packs, however, on the east side they are requesting to have these fixtures remain which were not approved with the original development plan, and staff was able to confirm with a manufacturing rep that these are not full cut off shields, and as you can see, they are angled slightly upward. And then, as far as the paving requirement goes, we've got the Highway 265

access road that would lead to the rear of this development. This road has been here for quite some time, as the commission may be aware, there's been grading going on in this property for years now and it seems as if the owner wishes to have it remain as is. And then, as Hunter touched on a moment ago, the they wish to keep the overhead electric which is located on the west side of the property. This location specifically is in between two commercial properties and these lines— these the poles themselves in the lines, were pre-existing. However, the new connection, which you see crossing from east to west to the building, was not there previously. Therefore, they have to request to keep it.

Mr. Hussein: Any comments from the public? Commissioners?

Ms. Keith: I have a comment, and I'm going to speak very strongly on this lighting issue. The statement in the request for variance saying “lighting pollution is already current in the area and has not created any negative impacts.” I highly and strongly dispute that. There are significant issues in town, in general, which I think we are working with our Commercial [Design] Standards to address and improve, and therefore, yeah, the existing [lighting] in the area needs to be fixed which is why I'm going to say very strongly against any variance in that regard on this project.

Mr. Hussein: Any other comments?

Mr. McCutcheon: Thank you for that. I understand and we will— and you were— you were talking on the west side or the east ma'am?

Ms. Keith: Yes.

Mr. McCutcheon: The west side, we have— we have now installed full cutoff lights that meet requirements. It's just the east side that is that's not in compliance.

Ms. Keith: And speaking to the comment that was left on here saying that it's not an issue in the area, and I just want to say that it is an issue throughout town and I think every opportunity that we have to improve the appearance and also just the existence for neighboring traffic, neighboring areas is in our best interest as a city.

Mr. McCutcheon: Okay, understood. Thank you.

Mrs. Tromburg: And the access to [Highway] 265 that is not part of— that's not delineated as part of the parameter of the Dean Trail large scale development. Correct?

Mrs. Hollingshead: It was shown on the plans that were approved.

Mrs. Tromburg: Was a connection [to Highway] 265, but paved?

Mrs. Hollingshead: The connection [to Highway] 265, a variance was— a variance was requested in 2024, it looks like, for it to remain gravel and that was denied, so, it was changed to concrete on the approved development plan, or pavement. It may have been asphalt.

Mr. Greg Edwards: Was never to be paved at this time. It was shown on there just to show connection at a time whenever we finished the other buildings on that site. It was never meant to be a part of this project.

Mr. Gage Edwards: And I have a comment about the lighting. When the—

Mr. Hussein: Pause, can you state your name, please?

Mr. Gage Edwards: Gage Edwards. On the original lighting, our original variance was denied. We tried to put in the pole lights that were on the original plan, and we actually had to meet planning on site, and we were unable to do that because of the existing sewer and the sewer easement. The City of Springdale Water Department would not like us to put the pole lights directly on top of the existing sewer easement and that's whenever we arrived at lights that we have and have them angled to where they do cut off at our property line and aren't supposed to shine out. There is an additional pole light that we have got, and gotten confirmation today that it is full cut off that goes up at the road. I don't know if it's shown, but that is—

Mr. Greg Edwards: I think that— have you guys taken a light meter over there and got over on the trail to prove that there is no light that leaks over off of our property? I want someone to do that because I know that there's not any. When it— it doesn't go across our property line. That's why they're angled up at a certain angle is so that it they do cut off. They just don't have shields on.

Mr. Gage Edwards: And that's why, in the manufacturer, whenever you look it up, it's not listed as a full cut off light because we had to do that to accommodate for not having light poles.

Mr. Greg Edwards: Exactly.

Ms. Keith: Even if it doesn't reach the edge of the site, when it— as soon as it's angled up like that, it creates a glare problem for passing by traffic.

Mr. Greg Edwards: Do what now?

Ms. Keith: It creates a glare problem for traffic that is driving by, specifically on [Highway] 412.

Mr. Greg Edwards: I drive by there all the time and I haven't seen a glare and I have a hard time with glares all the time, especially with the police lights. So, I mean, I don't know what to say other than that.

Mrs. Tromburg: Well, if you do if we a photometric plan or some sort of confirmation of the light will help because we would like to see that, too.

Mr. Greg Edwards: If we can prove— if we can prove that there's no light leakage over the property line, is that good enough?

Mrs. Tromburg: No, because if you have if you have a light that's angled up, that alone kind of tells us—.

Mr. Greg Edwards: Do what, ma'am?

Mrs. Tromburg: If you have a light, that you showed, where it's angled up, that alone indicates that you're going to have some light pollution.

Mr. Gage Edwards: We were unable to use the original lights and the lighting plan and we met with the Planning Commission on site and this is what I was told would be acceptable.

Ms. Curry: Whenever this project was first presented in 2024, I know there was discussion about not wanting to put in pole lights out there, because of the semi-truck traffic and the potential—

Mr. Greg Edwards: That's one concern, of course, they'll knock them down. They do on the other property we have

Ms. Curry: Correct, so at that time, it was decided that the site would be lighted for the parking lot with wall-mounted lighting and not a pole light, and then of course, as— if the commission recalls back in March, we came back before this body for the paving requirement in the rear of the property, to leave it as gravel and during that time, we discussed that the grading plan was altered slightly as well as the site plan to increase the pavement area for truck maneuvering. Which then left only the sewer easement of green space or space available that the developer could have put a pole light.

Mr. Greg Edwards: I didn't do the grading plan so I don't know. I mean, we had to install a wall, a retainer wall, to be able to get the parking lot in and right over by the sewer easement. I mean, that's all I do know. We ended up having to put a wall and it wasn't shown on the drawing either, but that's what we did. Because it's the only way it would work. We didn't have enough parking.

Mr. Hussein: Any other staff comments? Comments from the public, from the staff, or commission?

Dr. Ogunyemi: What was the issue with this [Highway] 265 access road? What were you all saying about it?

Mr. Greg Edwards: I'd like to know that too.

Mrs. Hollingshead: It was shown on the plans, they asked for it to remain gravel, asked for variance once, that was denied. So, the plan set that we approved and was stamped, showed it as a paved surface. They said that that they didn't want that to be part of this development, but it was shown on the approved plan set to be paved.

Mr. Greg Edwards: That was just shown on there for— just so I would know what I was doing on that side of the property.

Mrs. Hollingshead: We get that, but that's— we don't know that, Greg. We know what your plan says, but we don't— we don't know that. So, when we see that on the plans, that's what we expect to be there when we show up.

Mr. Greg Edwards: I'm going to pave a road out to that property— it will be done, but I don't want to pave it where I'm going to build the building and I don't know where I'm going to build it yet exactly. I've got pads built out there, but if somebody walks in to my office and ask for 100,000 square feet, that will all change.

Mrs. Hollingshead: Sure. It could have been removed from the plans then, and it wasn't.

Mr. Greg Edwards: Well, it could be removed from this, too, but it doesn't sound like it's going to be.

Mrs. Tromburg: Or a phasing plan, you know? Is there a master plan for this entire area and for the stuff to the south and these building pads? And—

Mr. Greg Edwards: You're pretty much looking at my master plan for now, but it's subject to change and it will change. I guarantee you it will change.

Mr. Greg Edwards: Well, make sure the city is aware when these changes come up.

Mr. Greg Edwards: [unintelligible] —more property and I'm going to change it, but I don't know what it's going to change to yet. I mean, I don't have a crystal ball.

Mrs. Tromburg: But you got to tell us when you do find out.

Mr. Greg Edwards: I mean, I can't tell everybody in the world every time I make a decision because I don't even know what it's going to be at this—

Mrs. Tromburg: Well, if it's about development, you got to tell us.

Ms. Curry: Mr. Edwards, for this development plan that we're looking at today, that you're wanting to get certificate of occupancy on, will those tenants have the ability to utilize that dirt road to [Highway] 265 or will they only be allowed to come in and out of the [Highway] 412 driveway?

Mr. Greg Edwards: You tell me they can't, I'll put a rope up— or cable up across it where they can't. They— I have not told them either way. I haven't said they can, I haven't said they can't.

Ms. Curry: Do you mind clarifying, as it is today, there is a concrete driveway that leads to the southern end of this development, where that lay down yard is proposed, the material storage yard, and so you're saying that—

Mr. Greg Edwards: What is that? Material storage yard?

Mrs. Hollingshead: Your gravel yard.

Ms. Curry: Yes.

Mr. Greg Edwards: Back there at the back?

Ms. Curry: Yes, sir. So, do you see on that drawing, [gestures to the presentation on the screens] where that access road is shown to come up to the southern property line? Yep. You're agreeable to not allow that and to put up a barricade to not allow your tenants to come in

Mr. Greg Edwards: I'll put a barricade where nobody can get across there. I'll put it right there. That's not a problem at all.

Mrs. Tromburg: Again, we would need at least an updated one page showing that that's going to be blocked off, because if it's going to allow two-way traffic and the tenants to [Highway] 265 now, we need a twenty-four-foot wide built to city standard drive.

Mr. McCutcheon: Yes, ma'am. And we've previously had a final inspection out on this site, and there was some issues that we were still working through with the final inspection, and with this, we're also providing a revision of the plan set that will be sent to the City of Springdale for their review on everything. And we will be sure to show these modifications and revisions with this

Ms. Curry: To clarify with the fire department that there are no access issues with eliminating that secondary access.

Mr. Goss: Yeah, we don't— we don't have anything there that needs to be, we have a turnaround there between the two buildings. So, I think our access is adequate. Thank you.

Mr. Hussein: Are you guys opposed to tableling, coming back with the site plan that includes all this we're talking about?

Mr. McCutcheon: [to Greg Edwards] Are you okay with being tabled and coming back next month with more?

Mr. Greg Edwards: I have part of this building leased. I have— I have space leased in there that I'm supposed to be finished within a month and a half and I need to finish it. I mean—

Mr. McCutcheon: [to Greg Edwards] but if we do not, and they deny this, that means that you're held to what we have right now and you have—

Mr. Greg Edwards: [to Mr. McCutcheon] I'll have to go a different route, because I— I'll have to— I'll have to do something else, because I promised a guy that I'll have him moved in there and over this little bit of stuff, I don't see why I shouldn't be able to move him in. I'll sign an affidavit that I'll do what they say, but I cannot table this. I have to try to finish. I owe it to them. I owe it to my tenant to do what I set up to.

Mr. McCutcheon: [to the Planning Commissioners] Okay. We would like to proceed as is.

Mr. Hussein: Understood. Any other comments from the public, staff, commission, before we get to voting?

Ms. Curry: I would like to assure this commission that the Planning Department will not release certificate of occupancy on this site without that resolved.

Mr. Hussein: Understood. All right. First is a call for the vote on B26-27. There are three variance requests. Are we good— that's 67, excuse me. Are we good on voting all the variances together? Commission?

Ms. Keith: I'd prefer to keep them separate.

Mr. Hussein: Sounds good. We'll start with a pedestrian flow. And that would be a call for the vote.

Dr. Ogunyemi: Call for the vote.

Approval of B26-67 item A (Pedestrian Flow) is voted on electronically:

YES: *Hussein, Philpot*

NO: *Couch, Ogunyemi, Keith, Reynolds*

Mr. Hussein: Fails four to two. Next is B: Outdoor Storage, Trash Collection, and Loading Areas. Also, a call for the vote.

Multiple Commissioners, overlapping: Call for the vote.

Approval of B26-67 item B (Outdoor Storage, Trash Collection, and Loading Areas) is voted on electronically:

YES: *Couch, Hussein, Reynolds*

NO: *Ogunyemi, Keith, Philpot*

Mr. Hussein: That one is a tie, three to three. It fails. Next will be C: Lighting. Also, a call for the vote.

Ms. Keith: Call for the vote.

Approval of B26-67 item B (Outdoor Storage, Trash Collection, and Loading Areas) is voted on electronically:

YES: *None*

NO: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

Mr. Hussein: That one fails zero to six. Up next is B26-68. The first up is a variance from the paving requirement. That's a call for the vote.

Mr. Couch: Call for the vote.

Approval of B26-68 first item (Paving Requirement) is voted on electronically:

YES: *Keith, Philpot*

NO: *Couch, Hussein, Ogunyemi, Reynolds*

Mr. Hussein: Fails four to two. Last is the variance for the underground utility lines requirement. That is also a call for the vote.

Mr. Philpot: Call for the vote.

Approval of B26-68 second item (Underground Utility Requirement) is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Philpot, Reynolds*
NO: *Keith*

Mr. Hussein: That one passes five to one.

Mrs. Tromburg: So, for the variances that failed, you have the right to appeal the Planning Commission's decision to City Council. You have to file your appeal in writing to the City Clerk's office within fifteen days of the Planning Commission's meeting. You have to identify what you think the err in the Planning Commission's decision and there is a requirement to renotify adjacent property owners.

Mr. McCutcheon: Understood. Thank you.

B26-69 **Milestone Construction Company, LLC**
West of 2002 S. 48th Street
Variance from Commercial Design Standards
(A) Landscaping
(B) Lighting
Presented by Paul Davidson

Mr. Davidson: Good evening, my name is Paul Davidson with Milestone Construction Company, [gestures to the person at the podium with him] this is Sam Hollis. He's one of the owners of Milestone Construction Company. We purchased the lot to the left of our existing building to do an expansion for our lay down yard area. And so, really, we're wanting to put a fence up around the entire property, and we already received a variance to put gravel down inside the fenced in area, but there's a few things that we kind of came up that we wanted to address, too. So, on the east side of the property line, the [Commercial] Design Standards call for landscaping, and that's going to be in between our two parcels, and basically, we're trying to open up our existing lay down area into the west and be able to just drive equipment, storage, everything between the two. So, the hope is to remove the entire fence that's on our current west side, which would be the east side of this property, and not do any landscaping there. On the west side that also would call for landscaping and we— with some trees and everything. There is an existing water line, that— so one of the comments that we received from the city was that the Springdale Water requested seven foot away from the water line. To move it seven foot away, it puts it up pretty much against our fence if we maximize our fence area, and so we took the tree part of that out, but left the bushes— the bush requirements in there to try to meet that standard. And then, we left it on the south and the north side every everything that was required. The third thing that we have on there is a lighting. We didn't show any lighting on our lot because it is a storage lay down yard and it's not for parking, not for— really, I mean just day use. We bring stuff, pick it up, take it away, and we didn't want to, kind of, draw attention to our storage area for anybody— to entice anybody to do anything that they didn't need to do. That's pretty much it.

Mr. Hussein: Thank you. Staff comments?

Mrs. Tromburg: I will say I wouldn't be wouldn't be doing my job unless I at least brought it to your attention that there are SEPTED principles, just crime prevention through environmental design, highlights lighting as safety. I know sometimes it feels like it draws attention, but it also is a big safety factor.

Mr. Hussein: Any other staff comments? Public? Commissioners.

Ms. Keith: So, to clarify, you're looking to seek no lighting in that area. Is that—

Mr. Davidson: No, no—

Mrs. Tromburg: Is there a street light on the plan, Katie, or is there—

Mr. Davidson: There's an existing street light on the northwest corner of McKenzie [Street] and—

Mrs. Tromburg: Does it light the drive at least? That's at least one thing, the city— just in case, if somebody was to be pulled over or was in that area, we just want to make sure that there's—

Mr. Davidson: It currently— honestly I'm rarely there at night, so, I don't know how well it lights up the area but it is on the northwest corner.

Mr. Philpot: I've driven past it. I feel like it does light up that corner of their parking lot, like their sign and that like some of the parking spaces on the corner, and that little drive-in area. I believe it's all lit up.

Mrs. Hollingshead: Yeah, I think the street lights were done with the subdivision and do meet city standards.

Mr. Hussein: Anybody else?

Mr. Couch: I get the not doing the landscaping on both sides, but would the trees be allocated that were supposed to be on those two sides across the top and the bottom?

Mr. Davidson: The— on the north and the south end, all the trees that were required are there.

Mr. Couch: For the total project or just for those two sides?

Mr. Davidson: Just for the two sides

Mr. Couch: I would say put the total.

Mr. Davidson: Okay. I mean, I just didn't know. I just— the density of the amount of trees

Mr. Couch: Depending on y'all's recommendation, but if it can fit and looks good, would it not be is it an option, or no?

Mrs. Hollingshead: I'm sure we could figure out species that could, you know, fit closer together. We'll have to look at that. I'm not sure if it would be overcrowded or not. Just looking at this plan.

Mr. Hollis: I'm Sam Hollis. Yes, I mean, if it works out to where we can add those trees to the north and south, we'd be happy to.

Ms. Keith: I just wanted to comment one thing. If you do at some point in the future want to do lighting, putting motion sensing on the exterior lighting can help with your security so that you know it can minimize how much it's being used and motion catches people's eye and so if they see a light come on, they're more likely to be drawn to seeing hey there's an issue here but then it wouldn't be on most of the time

Mrs. Tromburg: How was how tall was your fence? It was a nice material.

Mr. Davidson: It's an eight-foot trex fence, so we're trying to—

Mrs. Tromburg: Yeah.

Mr. Davidson: —protect and hide and cover everything, keep it out of public view.

Mr. Hussein: If there are no other comments, this would be a call for the vote on the variances if everyone's going to take them together.

Dr. Ogunyemi: Call for the vote.

Approval of B26-69 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Keith, Reynolds*
NO: *None*
Abstain: *Philpot*

Mr. Hussein: [This] passes five to one.

Mr. Davidson: Thank you.

B26-70 **Roberto M. Osorio**
2507 Turner Street
Variance from Minimum Street Frontage in an SF-2 from 70’ to 55.5’
Presented by Sarah & James Geurtz

Mr. Geurtz: My name is James Geurtz, engineer on this project. This is to coincide with a lot line adjustment, lot split going through administratively through the city. We're looking to be bringing a future subdivision in the parcels that are being remaining. There's a mortgage associated with the overall tract that includes the house lot plus the two tracts. The lot line adjustment will eliminate the line and we want to reduce his mortgage area, so he can renegotiate with the mortgage company and leave the remainder free and clear for subdivision development. And so, the reduction from the seventy-five— or the seventy foot [frontage] for the zoning, [this] is fifty-five and a half [feet, which] will accommodate the future right of way and easements leading to the back subdivision. So, here to answer any questions you may have.

Mr. Hussein: Any staff comments? Anything from the public? Commissioners? If there are none, this is a call for the vote.

Ms. Keith: Call for the vote.

Approval of B26-70 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*
NO: *None*

Mr. Hussein: [It] passes six to zero.

Mr. Geurtz: Thank you.

XII. Waivers

W26-25 **Cayetano Garcia Rodriguez & Bertina Garcia**
4300 Croxdale Street
Waiver of Street Improvements, Sidewalks on Croxdale Street
Presented by Ricardo Garcia

Mr. Garcia: Hello, I'm Ricardo Garcia here for Cayetano and Bertina aka my parents. They are requesting a waiver for sidewalk requirements on 4300 Croxdale Street.

Mr. Hussein: Any staff comment? Anything from the public? Commissioners?

Mrs. Tromburg: I don't think there's currently any sidewalks down Croxdale [Street], and I believe we've approved I'm not sure when the most recent Croxdale [Street] waiver was, but within the last year.

Mrs. Hollingshead: Yeah, this is one of those streets where we don't have curb and gutter. We don't have storm drainage. It's all roadside ditches, that would make it difficult to install a sidewalk.

Mr. Hussein: If there are no comments, this is a motion to forward to Council with recommendation of denial or approval of the waiver.

Mr. Philpot: Motion to send to City Council for approval.

Dr. Ogunyemi: Second

A Motion to Forward W26-25 to City Council with Recommendation for Approval is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [That] passes six to zero.

Mrs. Tromburg: Staff is going to prepare a Resolution that's going to go to City Council on the 28th [of July] Tuesday. It's going to be at six p.m. right here. You're encouraged to attend just in case they have questions. Okay.

W26-28 **Ryann & Kristin Hartley**
8216 E. Brown Road
Waiver from Street Improvements, Sidewalk on Brown Road
Presented by Ryann & Kristin Hartley

Mrs. Hartley: Hello, I'm Ryan Hartley, asking for a waiver to forego the sidewalk on 8216 East Brown Road. We just built our home there. There's no sidewalk along Brown Road anywhere, it offers little to no connectivity. There's also no curb and gutter along the street as well. So.

Mr. Hussein: Any staff comments? Public? Commissioners? If none, this is a motion forward to Council with recommendation of denial or approval.

Mr. Philpot: Motion to forward to City Council for approval.

Dr. Ogunyemi: Second

A Motion to Forward W26-28 to City Council with Recommendation for Approval is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [It] passes six to zero.

Mrs. Tromburg: Staff will prepare a Resolution that goes to City Council on the 28th, [at] six p.m. here. you're encouraged to attend.

W26-29 **Gaskins Trattoria**
522 Holcomb Street
Waiver from Street Improvements on Holcomb Street
Presented by Bert Jones

Mr. Jones: Good evening. I'm Bert Jones and we're requesting a waiver for street improvements in front of our new Trattoria.

Mr. Hussein: Any staff comments?

Mrs. Tromburg: Do we have an aerial or can we show where it is? This is a new restaurant they're going to open on Holcomb, and I believe right now we have a non-large scale under staff review, and is it for the deck or the front? I believe we probably included pictures of that in the packet of what they're doing.

Mr. Jones: As you can clearly see, I'm not an architect, but yeah, we requested to— or applied to add a deck to the front of the building for outdoor seating, and there would be a twelve or thirteen foot space between the end of the deck and the sidewalk, and we just want to beautify that up, but we we've run out of money.

Ms. Keith: So, as I read it, you're just asking to defer. You're not asking to not do it. You're just saying—

Mr. Jones: A one-year deferral and we we'd love to take care of it in the spring and so that when everyone comes back to sit outside it'd be all gorgeous.

Ms. Keith: I certainly prefer a deferral to a complete waiver request.

Mr. Jones: I'm good with that.

Mrs. Tromburg: And there is an option where, if an applicant agrees to a Bill of Assurance or payment lieu, they can do that directly with the Planning Commission, and then you can set the time limit which is typically six months, one year or two.

Mr. Jones: I have no idea what you just said, but I'm sure it was okay.

Mrs. Tromburg: A route to the deferral. So, the Planning Commission has that option to set that time limit of what you requested and what that would look like.

Mr. Hussein: Any other comments?

Ms. Keith: Can we request a one-year Bill of Assurance which would basically defer it for one year and we would set that one year and then Sarah would come knocking.

Mr. Hussein: So, then this would be a motion to forward to Council with recommendation of denial or approval, if it's with approval with that one-year Bill of Assurance.

Ms. Keith: Motion to forward to Council with recommendation to approve with a one-year Bill of Assurance.

Mr. Philpot: Second

A Motion to Forward W26-29 to City Council with Recommendation for Approval with a one-year Bill of Assurance is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [That] passes six to zero.

Mrs. Tromburg: Alright, if you'll get with Planning Staff this week and we will write up the Bill of Assurance for you to be able to review, sign, and then we will record it.

Mr. Jones: Perfect. Thank you.

W26-30 **Campus Edge, LLC**
107 Raedels Avenue
Waiver of Street Improvements, Sidewalk on Raedels Avenue
Presented by Ross Kephart

Mr. Kephart: Hello, good evening. I'm Ross Kephart, representing Campus Edge this evening. We just completed the construction of a house at 107 Raedels Avenue, and our intent was to pour a sidewalk that fully aligned with the local street designation at five feet, which was the direction that we gave. When we came back, it sure looked like four feet and when I put a tape measure up against it, it was. So, I contacted Katie, we actually met at the site yesterday and worked out— I don't know, a compromise, if you will. So, we are requesting a waiver to— from a five foot sidewalk to a four foot sidewalk, but I would like to note our intent was to construct a five foot sidewalk, we just didn't execute well.

Mrs. Hollingshead: So, what we talked about on site yesterday was adding some wings, basically to the driveway that would allow for a full five foot passing area over the flat part of the driveway. That would allow for that ADA compliance while keeping the four foot sidewalk as is. [We] talked about adding one foot onto the back of it to make it five, but [we] didn't really think that that was going to work out well, [it would] probably settle, you know, end up with a trip hazard eventually, so, Ross agreed to do that and then I would support the waiver.

Mr. Hussein: Any other staff comments? Anything from the public? Commissioners? If nothing this again is a motion to forward to City Council with recommendation of denial or approval and if it's approval with the wings that have been agreed to. Is that right, Ross?

Mr. Kephart: Yes, sir.

Mr. Hussein: Alright.

Mr. Philpot: Motion to forward to City Council for approval with whatever we want to call that agreement

Mrs. Hollingshead: with ADA passing space. Let's say that.

Ms. Keith: Second.

A Motion to Forward W26-30 to City Council with Recommendation for Approval is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [It] passes six to zero.

Mrs. Tromburg: Staff will prepare a Resolution for the 28th [of July].

Mr. Kephart: Yes, ma'am. Thank you, guys.

W26-31 **The Goring**
North of Shaver Street & South of McRay Avenue
Waiver from Underground Utility Lines Requirement in Right-of-Way
Presented by Crafton Tull

Mr. Griffin: Hello, my name is Ryan Griffin with Crafton Tull here to represent this waiver request regarding Goring Street. The overhead electrical infrastructure installed along Goring Street as part of final plat FP25-05 was constructed by Ozarks Electric per the design of the previous engineering firm. At the time of installation, Ozarks Electric understood that the proposed facilities

complied with the city's ordinance because the lines operate at a voltage exceeding 12KV. It has since been brought to our attention that section 112-16 requires all new electrical lines to be installed underground with the exception of existing lines operating above 12KV. This language appears to have created confusion regarding whether new overhead lines exceeding 12KV were permitted. As a result of this interpretation, the overhead electrical facilities were installed along Goring Street. On behalf of Mathias, Crafton Tull respectfully requests a waiver, allowing the now existing overhead electrical facilities along Goring Street to remain in place. It is important to note, that as lots one through nine are developed, electrical service to each lot will be provided through underground conduits, eliminating the need for overhead service lines to the individual lots. Crafton Tull believes this request is reasonable given the existing conditions of the surrounding area, which consists of both overhead electrical distribution infrastructure and overhead service lines serving the adjacent properties. Granting this waiver would maintain consistency with the surrounding utility infrastructure while still providing an overall improvement by requiring all future service connections to the individual lots to be installed underground. Along with this letter, we have submitted photographs that are intended to provide context for the surrounding utility infrastructure. Thank you for consideration. I'm happy to answer any questions,

Mr. Hussein: Any staff comments? Public? Commissioners?

Mrs. Tromburg: I don't know if there are any comments about the lights? or—

Mrs. Hollingshead: Yeah, the street lights were added to these polls in order to comply with the street lights. Yes.

Mr. Hussein: This one is a motion to forward to Council—

Ms. Keith: hold on.

Mr. Hussein: Yeah.

Ms. Keith: So, those lights, do they meet the design that was done for the— for the development?

Mrs. Hollingshead: Yes, the street light— we didn't have like a specific street light plan, pole, you know, specification at the time. They meet the lumen output that's required.

Ms. Keith: Well, so, you said that they were installed by the utility under a previous design and so somebody approved them to go ahead without the current design?

Mrs. Tromburg: There was there was a little confusion. We had a final plat and a couple development plans that went together simultaneously and I believe they had hired two separate firms. So, they had somebody platting it which had some of the information of the subdivision, lighting, utilities and then they had Crafton Tull, right? Working on the individual developments.

Mr. Griffin: Correct. Yeah. This issue got brought up when Mathias have hired Crafton Tull to develop lots one, three, five, and seven. Since we've submitted these plans to the city, and during the review process, this issue arose. Hence why we're here asking for this waiver request.

Ms. Curry: And Jennifer, if this is helpful, whenever we're going through final plat approval, if the city receives receipt or confirmation from the utility provider that the street lights are on order, then we will go ahead and file that final plat. This subdivision sat without street lights for months. I don't know exactly how long that duration was, but it was an extended period of time, and I'm unsure if that had anything to do with the oversight of the overhead utility lines when it should have been the utility lines underground with street lamps above ground.

Ms. Keith: That's what I was going to say. I'm less, actually in this case, concerned about the lights as I am, you know, we're trying to move as a city toward the underground service and I just don't know that— I don't know how huge a hardship it is, but I was is there any way to work with Ozarks to fix this in a reasonable manner?

Mr. Griffin: One of the things that we're proposing is for— as each lot is developed, we're going to have under underground service lines to each building. So, we're not—

Ms. Keith: I understood that, just talking about this specifically. I understand what you're saying with that though.

Mr. Griffin: Okay.

Mrs. Hollingshead: And that's why this comes in as a waiver, not a variance, because, you know, since these are in the right of way, it would be taxpayer money that would eventually need to put those lines underground if, you know, waiver was approved today.

Mr. Hussein: Anybody else?

Mrs. Tromburg: This is— it's definitely opened up the relationship between the city and some of these utility companies. It actually gave us— we have had a lot better communication and more direct communication with Ozark specifically because of this issue and have come out with some better understanding I think on both sides. But I'm not sure what that remedy looks like

Ms. Keith: Based on that understanding, they would have been able to go underground, if they had known better

Mrs. Tromburg: Correct

Mrs. Hollingshead: From talking to Ozarks, it was our understanding that this was a financial choice.

Mr. Hussein: This is a motion to forward to Council with recommendation denial or approval.

Ms. Keith: Motion to forward to Council for approval.

Mrs. Reynolds: Second

A Motion to Forward W26-31 to City Council with Recommendation for Approval is voted on electronically:
YES: *Ogunyemi, Philpot, Reynolds*
NO: *Couch, Hussein, Keith*

Mr. Hussein: [This] ties so, it fails three to three.

Mrs. Tromburg: Alright. Staff will still prepare a Resolution that is going to go to City Council on the 28th [of July] so, it will have the recommendation of denial from Planning Commission, but you can make your case then, six p.m. here.

Mr. Griffin: Thank you for your time.

W26-32 **Shawn & Kristin Harwell Revocable Trust**
1465 S. Maestri Road
Waiver from Street Improvements, Sidewalk on AR Highway 112
Presented by Shawn & Kristin Harwell

Mr. Harwell: Good evening. My name is Sean Harwell, representing myself as co-owner of the property in question. I'm appearing tonight to request a waiver of the sidewalk improvement requirement for our primary residence building project. The three main reasons for this request are as follows: our property fronts state Highway 112, maintained by ARDOT. Currently, there are no sidewalks anywhere along this corridor. ARDOT is working to widen the highway and it will include a finished sidewalk in front of our property as part of job number 040860. The job is in the land acquisition and condemnation phase, but the construction sequency is out of our control. Lastly, the Arkansas Highway Commission has already issued to us a sale of real estate for highway purposes contract for our signatures. They are requiring one fifth of an acre from us to extend the right of way in preparation for the highways widening and sidewalk installation. For these reasons, we're asking the commission to waive— or the city to waive the sidewalk requirement for our building project with the understanding that the sidewalk improvement will be delivered by ARDOT at a future date. thank you for your time.

Mr. Hussein: Staff comments? Public? Commissioners? This one is also a motion to forward to Council with recommendation of denial or approval of the waiver.

Mr. Philpot: Motion to forward to City Council for approval.

Ms. Keith: Second.

A Motion to Forward W26-32 to City Council with Recommendation for Approval is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [That] passes six to zero.

Mrs. Tromburg: Staff will prepare a Resolution that's going to go to City Council on the 28th [of July] with a recommendation of approval.

Mr. Harwell: Thank you again.

XIII. Others

B25-111 **Richard Coger**
1404 W. Shady Grove Road
Bill of Assurance Extension
Presented by Thomas Coger

Mr. Coger: Hello, my name is Thomas Coger. I am here requesting an extension on the paving requirement at 1404 Shady Grove Road in Springdale. I have been working on it, I'm just waiting on surveyors and the asphalt company.

Mrs. Tromburg: So, brief recap, I don't have the dates in front of me, but Mr. Coger, they did an informal plat and they want to open the building that's highlighted in green up for business. They asked for a variance for paving in the front. I believe it's gravel, they had a year Bill of Assurance? Hold on. Sarah's going to chime in.

Ms. Curry: A six-month Bill of Assurance [was] approved at the December 2025 Planning Commission.

Mrs. Tromburg: So, here we are. So, they're asking for another six-month extension on said Bill of Assurance.

Mr. Hussein: Any public comment? Commissioners? Let's call for the vote.

Ms. Keith: Call for the vote.

Approval of B25-111 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [It] passes six to zero.

Mr. Coger: Cool. Thank you all.

Mrs. Tromburg: Alright. If you guys will get with the Planning Office this week, so that we can prepare an extension for a Bill of Assurance for you and your brother to sign. Okay.

Mr. Coger: Got it. Thank you.

L24-44 **Second Nature Landscaping, Ph II**
211 E. AR Highway 264
Phasing Plan Approval
Presented by Swope Consulting, LLC

Mr. Thibodaux: Good evening. My name is Dirk Thibodaux with Swope Consulting. Requesting approval of the phasing plan. The owner at the time had proposed a building that didn't get constructed and to close out the project, he's proposing to build it at a later date and so we would like it phased, please

Mr. Hussein: Any staff comment?

Ms. Curry: Just to clarify for the commission, this project is ready for our final inspection and to receive certificate of occupancy, what you see highlighted is the phase three, as Durk was referring to, is a standalone structure. Everything else on the site has been completed and is ready for inspection.

Mr. Hussein: Public comment? Commissioners? This one is a call for the vote.

Mr. Philpot: Call for the vote.

Approval of a Phasing Plan for L24-44 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Philpot, Reynolds*

NO: *None*

Mr. Hussein: [This] passes six to zero.

L25-15 **Vale at Watkins Apartments**
SE Corner of Watkins Avenue & S. 64th Street & 3317 S. 64th Street
Approval Extension
Presented by Crafton Tull

Mr. Hussein: Crafton Tull… Going twice… Crafton Tull, one last time.

As no representative was present to speak on this item, this will be heard at the August 4th Planning Commission.

XIV. Planning Director's Report

The Planning Director's Report is attached on the following page.

There being no further business, the meeting was adjourned.

_____

Chris Hussein, Chairman

_____

Brent Couch, Secretary

_____

Sharon Tromburg, Director

Planning and Community Development

_____

Olivia King, Recording Secretary

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